

United States Department of the Interior  
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**Historic name: Watertown Commercial Historic District Amendment 2020 (Boundary Decrease)Other names/site number: N/A

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

**2. Location**Street & number: Five full blocks and six partial blocks in downtown Watertown roughly bounded by 1<sup>st</sup> St West/3<sup>rd</sup> St East and 1<sup>st</sup> Ave North/2<sup>nd</sup> Ave South.City or town: Watertown State: SD County: Codington**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.In my opinion, the property x meets      does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:     national      statewide   x   local

Applicable National Register Criteria:

  x   A      B   x   C      D\_\_\_\_\_  
Signature of certifying official/Title:\_\_\_\_\_  
Date\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
**Signature of commenting official:**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Title :**

\_\_\_\_\_  
**State or Federal agency/bureau  
or Tribal Government**

#### 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register  
\_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register  
\_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☒

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**Category of Property**

(Check only **one** box.)

Building(s) ☐  
District ☒  
Site ☐  
Structure ☐  
Object ☐

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>58</u>	<u>48</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>58</u>	<u>48</u>	Total

Number of contributing resources previously listed in the National Register 58

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## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

**Commerce/Trade:** business, financial institution, department store, restaurant, specialty store, professional

**Government:** post office, courthouse

**Religion:** religious facility

**Education:** library

**Social:** meeting hall

### Current Functions

(Enter categories from instructions.)

**Commerce/Trade:** business, financial institution, department store, restaurant, specialty store, professional

**Government:** post office, courthouse

**Religion:** religious facility

**Education:** library

**Social:** meeting hall

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Commercial Style

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals: Classical Revival, Neoclassical Revival

Late Victorian: Renaissance Revival

Late Victorian: Romanesque

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Beaux Arts

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: concrete, stone, brick; Walls: brick, sandstone, limestone, stucco, plywood/particle board, terra cotta, metal; Roof: rubber, metal, asphalt



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### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### **Summary Paragraph**

The Watertown Commercial Historic District consists of five square blocks, including the courthouse square, and portions of five additional blocks on eight streets. The majority of the buildings were built for commercial use. Exceptions include a county courthouse, municipal buildings, a lodge hall, a library, and a church. In several instances, these non-commercial buildings are located on the edges of the district and separate commercial areas from residential. New construction in the district is minimal, though a large apartment building was under construction on North Broadway in 2020.

Among the distinctions of this compact district is that its boundary, more or less, constitutes the extent of commercial development and planning in Watertown by 1888. The size of the district reflects Watertown's rapid and substantial growth within ten years of its establishment. The result is a district with well-defined edges. The district contains several "main" streets, especially Broadway, Kemp, and Maple. While Broadway is the stem for the additional streets, all saw important and early commercial development. This led to a unified appearance throughout the district. The designs of Watertown architect Maurice A. Hockman also contribute to the homogeneity of the streetscape, especially his use of brown-shaded bricks, brick dentils, Kasota stone trim, and classical motifs. Hockman's contributions coincide with the peak period of construction in the district that occurred from 1898 to 1915.

The most unifying architectural feature of the district is its brick facades, generally in shades of brown. Using colors ranging from pink-tan to golden to very dark brown, almost half of the buildings exhibit some gradation of brown. Regardless of hue or configuration, brown brick facades are especially attractive when paired with contrasting stone trim. Kasota stone, with its rich pink cast, and the more somber Bedford limestone adorn a number of buildings. While the brown brick facades provide a measure of uniformity, a selection of other materials lend diversity to the district. These include terra cotta, Sioux Quartzite, and red brick. Other materials represented included stucco, painted brick, and marble trim. One example has roughly-cast concrete blocks and an elaborate nineteenth-century metal facade (11 E Kemp, Mercer Block).

Certain design motifs are repeated on the buildings. Classically-inspired designs dominate and reflect styles prominent during the city's turn-of-the-century building boom. Early twentieth-century geometric patterns, generally executed in brick, are also present, often in combination with classical motifs. Several buildings in the district are attributed to Hockman and many more carry Hockman attributes. Hockman often used bricks to form a prominent course of dentils, a

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smooth stone molding near the top of the building, stone or brick outlines framing window groupings, outsized keystones, and Kasota stone with a rough finish for lintels, sills, and courses.

Distinctive period designs reflect the late nineteenth-century beginnings of Watertown's commercial sector. The Mercer Block at 11 E Kemp, with its Corinthian colonettes, rosettes, and semi-circular arches, is the only remaining metal façade in the district. The Brizee Block at 15 E Kemp features pressed brick in four patterns. Several other red brick examples have smooth stone lintels that are slightly pedimented or otherwise shaped. With their large size and corner locations, the Mellette Block at 1-11 W Kemp and the Goss Opera House at 100 E Kemp are the most prominent examples.

Like the multiplicity in materials represented in the district, cornice lines of the streetscapes are varied. Even adjacent buildings dating from the same year display slightly different heights. Most buildings in the district are two-story, though height varies. One-, one-and-a-half, two-, two-and-a-half, three-, and four-story buildings are represented. Taller buildings are, with one exception of new construction, found at the corners and do not impede the visual flow of the streetscape. The effect of varying heights is not discordant but provides variation. Nearly all buildings present a smooth continuous façade line, and the impression is one of commercial enterprise extending in several directions. The similar scale of buildings contributes to the district's unified appearance.

Most first-floor storefronts have been altered. However, some degree of change is expected in a thriving commercial area. Post-World War II infill is generally small-scale, one-story buildings that do not distract from the setting, feeling, and association of the district. Streets have diagonal parking and attractive, modern streetlights in a historical recreation. Sidewalks in front of buildings contain trees, flower planters, sculptures, and benches.

Contributing buildings in the district are significant for architecture and commerce. Storefront alterations are accepted as a natural maturity of the district and unless extremely distracting do not impact a building's integrity and ability to contribute. Many upper floors of contributing buildings in the district have replacement windows and/or wood infill. The loss of historic fenestration along with storefront alterations lessens overall material integrity, but integrity of design, workmanship, location, setting, feeling, and association is strong with many buildings that retain decorative brick work, elaborate cornices, stone lintels and sills, and other ornamentation that add to the architectural cohesion of the district. Noncontributing buildings are generally altered one-story buildings and two- or three-story buildings of simple design with extensive material alterations to storefronts and upper-floor windows.

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### **Narrative Description**

**Note:** The 1989 nomination used a number to identify each building in the district. The 2020 amendment retains that numbering system for future cross-reference purposes. The number is listed in parentheses after the address in Section 7. Additionally, well-recognized names associated with a building may be listed after the number.

For buildings added to the district since 1989, numbers have been assigned.

Building histories have been included below the architectural descriptions. It is organized in this manner to allow changes to be potentially tracked to a specific business, such as a postwar storefront modernization. The majority of the history was taken from *Uptown, Downtown: A History of Watertown's Historic Commercial District in the 20<sup>th</sup> Century* by Jane Miner. Book One covers Broadway and Book 2 Maple.

### **Building removed from boundary due to lack of integrity/significance**

100-106 E Kemp (#42)

20 N Maple (#83)

23 2<sup>nd</sup> St NE (#105)

### **Buildings demolished since the 1989 National Register Nomination**

101 S Broadway (#21)

111 S Broadway (#22)

113 S Broadway (#23)

12 N Broadway (#32)

14-16 N Broadway (#31)

221 E Kemp (#64)

15 N Maple (#85)

Midway Alley (#100)

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## BROADWAY – NORTH AND SOUTH

### NORTH BROADWAY

#### 5 N Broadway (#7)

1903

##### Noncontributing

Was noncontributing in the 1989 nomination. Two-story. Storefront has a recessed entrance and three windows; it is covered in dryvit. The first floor store front is now continuous with 7 N Broadway. The second floor has been stuccoed. Window openings have been downsized with glass block, wood, and one-over-one windows.

**History:** This was the Wise Block. When constructed it had arched openings with bay windows on the second floor and a pedimented cornice. From 1903 to 1912 it housed F.W. Lyon Crockery and Glass and from 1912 to 1915 it was the Lion Variety Store after A.L. Williams bought it and changed the name. From 1916 to 1918 it was Napoleon St. Louis Furniture and Undertaking. From 1919 to 1946 it housed C.F. Halbkat Jeweler and Optometrist. In 1946 Robert and Dorothy Bowe purchased it and kept the Halbkat name. From 1956 to 1963 it was Ruhe Stationary Company. In 1964 it housed Cook's Office Machines and Supplies, and in 1973 it became Dugan Sales and Service.<sup>1</sup>

#### 7 N Broadway (#6)

c.1902

##### Contributing

Was contributing in the 1989 nomination. Two-story. Storefront has two recessed entrances and large display windows in two sizes. The storefront is wood and covered in dryvit. The storefront also continues onto the neighboring building at 5 N Broadway. The second floor is symmetrical; window openings have been downsized with wood infill and one-over-one windows. Window openings have stone arches and lintels with keystones. Stone and/or terra cotta panels with floral designs appear under the arches. The parapet has extensive brick corbelling.

**History:** Whistler Brothers Meat Market started here in 1879, the current building replaced the original wood building by 1902. It was operated by brothers Chilton and Orin. In 1908, it became C.C. Whistler Meat Market when the brothers broke up and went into competing businesses. Chilton became a well-known early businessman and the city's first treasurer. In 1921, his son Fred joined the business and it operated until 1935. In 1937, the building became Dugan Sales and Service when Henry "Bud" and Bob Dugan moved the family appliance business here. They purchased the building from L.S. Spencer in 1945. In the 1970s, they expanded into 5 N Broadway. Bud's son Jim eventually took over the business and the company

<sup>1</sup> Jane Miner. *Uptown, Downtown: A History of Watertown's Historic Commercial District in the 20<sup>th</sup> Century, Book One - Broadway*. (Watertown, SD: Codington County Historical Society, 2018), 54-55.

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is still in business.<sup>2</sup> Before Dugan Sales and Service moved into the building in 1945, the north half also had its own businesses starting with Bramble and Shaw Furniture and Undertaking. From 1908 to the early 1920s the north half of the building was Park Grocery owned by Charles and Herb Park. From the mid-1920s to around 1940 it was Anderson Grocery owned by Arthur Anderson, and for a few years in the 1940s it was a Metz Brothers Bakery.<sup>3</sup>

### **10 N Broadway (#6.5)**

**2020**

#### **Noncontributing**

This building was under construction when surveyed in 1920. It is four stories and lies in the footprint of 12-16 N Broadway; these two buildings were demolished.

### **11 N Broadway (#5.5)**

**c.1995**

#### **Noncontributing**

Added to the district since the 1989 nomination. One-story. Small. Three garages behind a small office space façade.

### **18 N Broadway (#30)**

**1921**

#### **Contributing**

Was noncontributing in the 1989 nomination. Two-story. Storefront has a central entrance flanked by display windows with wood underneath. To the north of the storefront is a glass-and-metal door that accesses the second floor. Second floor is symmetrical with three Chicago style windows. Simple brick dentils adorn the parapet.

The 1989 nomination considered this building noncontributing because the storefront had been changed. However, these changes are compatible with alterations district-wide and the second floor is unaltered. This building retains enough integrity to contributing to the district.

**History:** Built by Charles Barrette; from 1921 to 1967 it housed Barrette's Sporting Goods. Barrette died in 1930 but Walt and Elva Schwieren managed it for the family until they sold the business. From 1967 to 1970 it was Dick's Sport Shop and from 1970 to 1984 Roy's Sport Shop, owned by Roy and Karen Olson. From 1986 to 1992 it was Thrift Village.<sup>4</sup>

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<sup>2</sup> Ibid, 56-57.

<sup>3</sup> Ibid, 58-59.

<sup>4</sup> Ibid, 86.

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**19 N Broadway (#5)**

**1910**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Storefront is mostly brick; entrances at the edges with three medium-sized windows in between. Upper bays have been infilled with brick and two-pane windows. Small pilasters frame the bays; above are two courses of dentils.

**History:** Designed by Maurice Hockman and built for the Coplan Brothers. From 1911 through the mid-1920s brothers Julius and John Coplan ran a billiard hall on the first floor and the second floor housed shops for: The Fashion Milliner, Miss A. Mahoward music teacher, and Edna Ballou milliner. By 1926, Aksel Lokke and Otto Jordan owned the billiard hall and renamed it the Watertown Recreation Room. Lokke added a bowling alley. In 1935, the Coplans returned and opened Coplan Liquor Store. Max Coplan ran it into the mid-1960s; John Coplan's son Gordon joined Max and became part owner until the family sold it in 1980. From 1983 to 1996 it housed the local chapter of the Disabled American Veterans.<sup>5</sup>

**20 N Broadway (#29)**

**c.1925**

**Contributing**

Was contributing in the 1989 nomination. One-story. Tiny building with door and display window.

**History:** By 1948, this was Sears Package Liquor operated by Glen, Frank, and later Tom Sears until 1968. From 1969 to 1974 it was Duff's Bottle Shop and from 1975 to 1985 it was Sherman Shoe Shop operated by Bernard Schwan. From 1985 to 1996 it was Tony's Barber Shop operated by Tony Person.<sup>6</sup>

**21 N Broadway (#4)**

**c.1920**

**Noncontributing**

Was contributing in the 1989 nomination. Since then, storefront and openings on second and third floors have been infilled with wood and paired windows with small awnings. . Three-story. Storefront has entrances at the edges; between entrances are paired display windows with wood underneath. An awning spans the storefront.

**History:** Built as the *Herald* newspaper building; was published there until it ended in 1945. George and Lydia Eastwood were longtime owners and publishers. From the mid-1940s to around 1952 it was Gamble Farm Store and from 1953 to 1967 it was the Tractor Supply Company chain store. From 1972 to 1974 it was Sherman Shoe Shop and from 1976 to 1986 it

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<sup>5</sup> Ibid, 65.

<sup>6</sup> Ibid, 88.

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was Tony's Barber Shop operated by Anthony Person. From 1986 to 1990 it was Watertown Tae Kwon Do School and Fitness Center.<sup>7</sup>

## **22 N Broadway (#28)**

**c.1930**

### **Contributing**

Was contributing in the 1989 nomination. Two-story. Storefront has a recessed entrance flanked by large display windows embedded in glass block. Beneath the windows are bricks with inlaid glass blocks. Transoms over the storefronts are glass block. An entrance to the second floor is at the southwest edge. A large awning covers the storefront. Upper story has three window openings with one-over-one windows. Stone is inlaid on the corner pilasters and a simple rectangular brick motif is located above the windows.

**History:** From 1926 to 1933 this was Sears Confectionary and from 1933 to 1950 Sears Bar. Leland Sears owned the confectionary and Frank Sears took over in 1933 and started selling liquor when it became legal again. In 1951 the Sears Family sold the bar but kept the liquor store next door. From 1953 to 1959 it was Bill's Bar owned by Bill Cutler. From 1960 forward it was Duffy's Bar. Marland Bracht was a longtime owner along with his widow Bernice.<sup>8</sup>

## **24-26 N Broadway (#27)**

**1908**

### **Contributing**

Was contributing in the 1989 nomination. Two-story. Brick with lighter brown brick on storefronts. Comprised of two storefronts. Each has a central recessed entrance flanked by large display windows. Beneath the windows is brick with inlaid glass blocks. Transoms over the storefronts are glass block. Between the storefronts is an entrance that accesses the second floor; it is a wood door with a glass light and glass block sidelights and transom. The second floor is symmetrical with four, paired one-over-one windows topped with a fixed-pane window. Window openings have brick arches and stone sills. Brick corbelling is found on the parapet.

**History:** Likely designed by Maurice Hockman. Building historically consisted of two retail spaces. The following are some businesses that spent a significant amount of time in the 24 N Broadway (south) side: Nu-Dry Cleaners opened here in 1931 and was here until 1945. It was run by sisters Esther Kohlrusch and Violet Schultz. From 1951 to 1957 Orville Harper operated the Associated Teachers of Music here and from 1957 to 1959 Alvin Johnson took over and called it Alvin's School of Music. From 1960 to 1970 it was the Liquor Mart. From 1986 to 1995 it was Dominoes Pizza. The following are some businesses that spent a significant amount of time in the 26 N Broadway (north) side: From 1948 to 1959 it was Modern Liquor Mart operated by Alice Unise. From 1963 to 1984 it was the Canteen Bar run by brothers Arlo and LaVern Meseberg. It had antique front and back bars of carved wood thought to have been

<sup>7</sup> Ibid, 66-67.

<sup>8</sup> Ibid, 89.

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hailed to Watertown by oxen in the 1870s. The bars were in the Arcade Hotel in the late 1800s. In 1985 Jerry Hackbart purchased the bar and operated it until 2003.<sup>9</sup>

### 25 N Broadway (#3)

1916

#### Contributing

Was contributing in the 1989 nomination. Three-story. Storefront is recessed with off-center entrance towards the south. Entrance has double glass-and-metal doors with a glass transom; storefront is comprised of large display windows. Three metal support columns span the storefront. Entrance to the upper levels is recessed in the northeast corner of the storefront. Above the storefront is a metal awning and full-length wood sign. The second floor has three window openings infilled with wood and small one-over-one windows. Two bays have paired windows; one bay has windows of different sizes. The third story has three window openings infilled with wood; the middle bay has a small, fixed-pane window. In between the second and third stories are decorative rectangular brick motifs; in the center is a name stone reading "AOUW." Brick corbelling is found at the cornice.

**History:** The Ancient Order of United Workmen (AOUW) Hall building was one of about sixteen secret men's clubs and society's active in early Watertown. The foundation for the building was completed in 1912 but it took another four years to raise the money to complete the building. From 1916 to 1922 the building housed the Shaw Company. Lewis Shaw was an undertaker and the first in town to have an automobile for a hearse. In 1922, John Mahowald moved his harness shop to the main floor and added hardware to his inventory. Mahowald's Hardware was a staple in the district until the 2010s.<sup>10</sup>

### 27 N Broadway (#2)

1904

#### Contributing

Was contributing in the 1989 nomination. One-story. Centered, canted entrance with a metal-and-glass door with a transom; entry flanked by large display windows. Transom windows run across the storefront. Brick is dark red with two corbelled courses above the storefront. Four rough stones are found in the pilasters framing the storefront.

**History:** John Mahowald and partner Ness built this building for a harness shop. In 1922 he moved into the building next door. In 1982, Mahowald Hardware bought this little building back and expanded into it. From 1932 to 1981 this building housed Bard Sheet Metal Works. Reed Bard started it and his son Robert eventually took over.

<sup>9</sup> Ibid, 91.

<sup>10</sup> Ibid, 68-69.



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**29 N Broadway (#1)**

**c.1886**

**Noncontributing**

Was noncontributing in the 1989 nomination. Two-story. Clad in stucco. One-story addition on rear. Window openings enlarged on east and north elevations. Storefront is modern with metal-and-glass doors and windows. Main entrance is recessed on the west elevation and flanked by large display windows. Three large display windows are located on the north elevation. Other window openings are infilled with replacement one-over-one windows, likely vinyl.

**History:** Built by J.W. Baldwin, proprietor of Minneapolis Grocery. Baldwin had a restaurant here 1888-1903. Other early businesses include: C.H. Gayman grocer, Blue Bell Medicine Company, Gesley Cash Grocery, Quality Grocery/Winkler Grocery, Cross Roads Bar, O.K. Rubber Welders Windcharger Company, and Anderson and Dahl Farm Store. From 1955 to 1970 Kenneth Rasmussen and then Edward Larson operated veterinarian offices here. Several businesses were housed here from 1959 to 1969 and from 1969 to 1978 it was Munson and Hoftiezer Realtors. From 1978 to 1981 it housed American Family Insurance and from 1985 to 1993 it was Videoland. From 1995 to 2000 Dakota Frame and Gift was located here.<sup>11</sup>

**28 N Broadway (#26)**

**c.1890**

**Noncontributing**

Was noncontributing in 1989 nomination. One-story. Central entrance. T-11 siding on storefront with metal above.

**History:** From 1904 to 1917 this was the Eagle Café started by H.D. Eagle. From 1917 until the early 1960s it was the Busy Bee Café owned by Gregory Sideras and Andy Poulos, but Poulos took sole ownership early in the business. In 1926, Tom Mourtos and Nick Lapesis took over, but soon Mourtos became sole proprietor again until his death in the mid-1950s. His widow Ann sold it to Alf and Margaret Briggs around 1959. From 1963 to 1978 it was the Double-D Café operated by Done and Delores Coombes. The building was vacant or had short-term cafes for two decades in the following years. In 2016 it was Terry's Hot Rod Lounge.<sup>12</sup>

**SOUTH BROADWAY**

**1 S Broadway (#9) (Medical Arts Building)**

**1916**

**Contributing**

Was contributing in the 1989 nomination. Two-story. One of the most ornate buildings in the district. Wall surface is cream-colored terra cotta. Details include pilasters with heavy molded bases, courses with egg-and-dart, large rosettes, acroteria, and stylized urns. Front of the building faces Broadway and contains a storefront with a recessed entry and large display

<sup>11</sup> Ibid, 71-71.

<sup>12</sup> Ibid, 93.

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windows. Upper level windows includes a Chicago style and one-over-ones. Another prominent façade faces Kemp Street. It contains five large bays filled with glass blocks and Chicago style windows. The upper level has Chicago style windows and one-over-ones.

**History:** Homer Walrath and his brother-in-law Samuel B. Johnson came to Dakota Territory from Iowa in September of 1880 and opened the Codington County Bank and built a two-story brick building on this location. Several years later they renamed it First National Bank. In 1916 a new \$75,000 bank with Neoclassical elements and terra cotta, built by Majerus Construction, replaced the original brick building. This building is two-stories and the first floor had an awesome 22-foot high ceiling. In 1933, the First National Bank consolidated with the Citizens National Bank across the street on the northeast corner of Kemp and Broadway. In 1942, the former First National Bank building at 1 South Broadway was remodeled, changing from two stories to three stories with the new story subdividing the 22-foot high ceiling space of the first floor. The rehabilitated building was named the Medical Arts Building with upstairs offices housing doctors, labs, and other similar facilities. Retail space was also made available and a few businesses associated with the building are Alpha's Children's Clothing, Fashion City (women's clothing), and the Watertown Chamber of Commerce.<sup>13</sup>

### 3 S Broadway (#10)

1883

#### Noncontributing

Was noncontributing in the 1989 nomination. Two-story. The storefront is recessed and off-center with large display windows. It has an awning with wood shingles. Upper story is covered with stucco or dryvit and has three modern windows.

**History:** This was Tarbell and Williamson Drug Store built in 1883. Various alterations over the years have made the original structure unrecognizable. From 1964 to 2009 the building housed Collin's Music.<sup>14</sup>

### 5 S Broadway (#11)

1901

#### Contributing

Was contributing in the 1989 nomination. Two-story. Brick is pinkish-tan and rough-cut Kasota stone is used for sills, lintels, and courses. Cornice includes brick corbelling and geometric checkerboard pattern. Storefront has a recessed entrance at the northeast edge and display windows with brick underneath. Window openings on the second floor have been infilled with wood, fixed-pane windows, and casement windows.

**History:** Was built as the D.W. Wiser Block and divided into two retail spaces; a central stairway was moved to the north side of the building in 1939. From 1901 to 1906 the south half was the U.S. Post Office. From 1901 to 1909 the north half housed Sternberg's Clothing. Other

<sup>13</sup> Ibid, 4-5.

<sup>14</sup> Ibid, 6-7.

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early businesses included: The Model (clothing), Stewart and Snell (dry goods/millinery), Sperling Shoe, Olson-Lee Clothing, Kampeska Bakery, Gena's Grocery, Werpy's Bakery, and Dugan Appliance. In 1939 Hershel Cooley of Huron opened his new O.P. Skaggs grocery store. It was the first "cash and carry" store in Watertown in which customers used a cart to pick up their groceries. In 1949 manager Jim Miner and his wife Vera purchased the store. Randy Phillips purchased in 1989. In 1992 the Town Players Community Theater moved into the building.

**6-8 S Broadway (#33)**

**c.1929**

**Noncontributing**

Was noncontributing in the 1989 nomination. Two-story. Dark brown brick with some geometric accents. Storefront has an entry on the north side; remainder of storefront is a vinyl or Hardi board siding with diagonal fixed-pane windows. Upper story windows are fixed-pane, reflective glass replacements.

**History:** Was Home Furniture Company in 1931 and from 1934 to 1950 was Council Oak Store which sold groceries. From 1951 to 1955 it was Spies Super Value. Berdell "Spike" Spies had been manager of the Council Oaks Store. In 1955, Spies realized the grocery business was being revolutionized by advertising, parking lots, fast check outs, new convenience foods, and longer business hours. He built a new Spies Super Market at junction of Highway 81 and 212. By the time he died in 1989, Spies owned 12 supermarkets, three restaurants, and one convenience store. From 1956 to 1965 it was Marshall Wells/Baxter Hardware. From 1966 to 1969 it was Brandt's TV and Radio. From 1967 to 1970 it was Zimmel Furniture and from 1970 to 1980 Engel Music. From 1983 to 2017 Dr. David Longworth had an orthodontist office here.<sup>15</sup>

**9 S Broadway (#12)**

**1912**

**Contributing**

Was noncontributing in the 1989 nomination. Two-story. Brick is painted. Storefront is recessed. The entry is located at the north edge. Windows are long, narrow fixed-pane. An entrance to the second level is located at the south edge. Windows on the second floor are paired one-over-one. Brickwork includes geometric patterns and dentils.

This was considered noncontributing in 1989 due to storefront alteration and the painting of the brick. Alterations are compatible with other buildings in the district and can contribute to the district.

**History:** This brick building was referred to as the Hagna Building when built. B.N. Hagna of the Hagna Lumber Company was likely the first owner. From 1920 to 1969 it was the home to Sperling's Shoe Store. Herman Sperling started it and sold to Grant and Lloyd Dayton by 1948.

<sup>15</sup> Ibid, 36-37.

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Grant ran it until it closed in 1969. From 1969 to 1989 Dr. Donald Fedt had his medical clinic here. In the 1990s various attorney offices were located in the building.

### **10 S Broadway (#34)**

**1888**

#### **Noncontributing**

Was noncontributing in the 1989 nomination. Storefront has large display windows and replacement siding. Upper story is veneered in metal.

**History:** Built as the Cartford Block and referred to as the Harmon Block by 1901. The building once had an elaborate metal cornice with pediment and finials. From the 1890s through 1908 it was Poulson Hardware/Grocery. From circa 1913 to circa 1924 it was Nelson and Reed Hardware and from around 1925 into the 1940s it housed Broadway Billiards, Schmeling Brothers Barbers, and Barck and Schmeling Beer. From 1948 to 1956 it was Swoboda Furniture and from 1957 to 1963 it was Wedgewood Premium Store (a store where labels from Moon Rose and Del-Dine could be exchanged for toasters, coffee pots, dinnerware, and similar). From 1965 to 1989 it housed Lake City Appliance. From the 1990s forward it housed Watertown Business Machines, Karl's TV and Appliance, Lemon Tree Pawn, Hobby Hanger, Hollon's Hobbies, and Jeff's Vacuum Center.<sup>16</sup>

### **11 S Broadway (#13)**

**1933**

#### **Noncontributing**

Was contributing in the 1989 nomination. Two-story. Dark brick. Storefront has a central entrance and is composed of wood infill and medium-sized display windows. Upper story has two paired one-over-one windows in an opening downsized with wood infill. Simple brick patterns are used.

**History:** Built by Arthur Jurgensen for his Jurgensen's Photography Studio which was here from 1933 to 1950. Jurgensen moved his studio upstairs and in 1949 Edna Olson and her son Chuck moved their record store, The Disc Shop, into the south half of the building. From the early 1950s through 1987 the building was also home to Jensen's Radio and TV Service which occupied the north half. Other businesses to occupy the building from the 1980s forward include Deborah's Designs, Borkhuis Business Forms, Dakota Beauty and Barber Supplies, Dakota Security, and Susie's Broadway Casino.<sup>17</sup>

### **12 S Broadway (#35)**

**1909**

#### **Contributing**

Was contributing in the 1989 nomination. Two-story. Uses two tones of darker brick. Storefront has an off-center entrance; storefront is comprised of infilled brick, T-11 siding, and

<sup>16</sup> Ibid, 38-39.

<sup>17</sup> Ibid, 12-13.

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two medium-sized windows. An entrance to the second floor is located at the northwest edge. Second-floor windows are original; a Chicago style window is flanked by long, narrow windows. Upper panes of four of the windows are in a sunburst pattern. Brick dentils are found above, and dentils are found at the cornice.

**History:** The C.M. Cannon Block was briefly Kreiser's Drug Store and then E.H. Prey Jewelry/Optical from around 1911 to 1914. Around 1924, Chris A.C. Nelson and Clyde Reed formed Nelson and Reed Hardware. In 1944 Reed retired and Chris' son Lyle bought his interests and operated it until 1968. Other businesses to be in the building since 1968 include Nerison Business Equipment, Duke Floor Covering, Popeye's Café/Rec Parlor, Duling Optical, Stained Glass House, Touch of Style, Headquarters, The Popcorn Man of Watertown, Overhead Door, and Kil-Rad Liquor and Pub.

### 13 S Broadway (#14)

1919

#### Noncontributing

Was noncontributing in the 1989 nomination. One-and-half-story. Upper level is stucco over brick. Storefront has a central, recessed entrance with green striated panels and glass blocks above the display windows.

**History:** C.A. Heaton built for his insurance business. Along with L.E. Brickell, Heaton also offered a safety deposit and savings service with a huge built-in vault. Glen Heaton, his son, took over the insurance business in the 1950s and operated it until the 1970s. In 1972 Loren Stein moved his insurance and real estate business here and operated until 1989. From about 1993 to 2000 Kosier Insurance and Dakota Investment Center was here.

### 15 S Broadway (#15)

c.1906

#### Contributing

Was contributing in the 1989 nomination. Two-story. Storefront has a door flanked by medium-sized windows and wood infill covered in dryvit. An entrance to the second floor is found at the south edge. Second floor has semi-circular arched window openings infilled with wood and six-over-six replacement windows. Cornice has brick corbelling.

**History:** Gray Construction built for Rita Frey to house her millinery business with a home apartment upstairs. Hats continued to be sold here during the 1920s with Band Box Millinery and Nelson Millinery in business. From 1931 to 1945 Jack Kintsley's Pioneer Plumbing was located here. From 1945 to 1960 it housed Nu-Dry Cleaners operated by sisters Esther Kohlrusch and Violet Schultz. Businesses here in the 1960s include: Watertown Typewriter Co., Miracle Water Softener, Larson's Photo Service, and Family Book Center. From 1973 to 1994 it was Watertown Cable TV company. From 1995 to 2000 it housed Impact Printing/Impact 300.

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**17 S Broadway (#16)**

**1910**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Dark golden-brown brick with use of smooth stone trim and brick patterning on upper level. Storefront has entrances at each edge and wood infill in between. Second-floor window openings are covered with plywood.

**History:** Maurice Hockman was architect and Gray Construction built. From 1910 to 1917 it was Whistler's Central Meat Market. It later housed the DuBois-Barton Tire Company, Hollenbeck Motor Company, Rozum Brothers (cars, Ford by 1928), Model Furniture Co., and Williams Used Furniture. In the early 1950s it housed several furniture stores. It was home to Larrabee's Furniture and in the late 1950s it housed Don Ray Furniture Exchange. Other businesses in the building over the years include F.J. Scholtz (insurance), L.E. Spicer (seed), Delco Farm Store, Rex Brothers Appliance, and Family Book Center. From 1968 to 1987 it was The Light House where Al Talbot sold and repaired small appliances. Shops in the rear included The Gold Touch Beauty Salon from 1966 to 1970 and Beauty Granite Salon from 1978 to 2017 run by Sue Riley.<sup>18</sup>

**18 S Broadway (#36)**

**c.1885**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Recessed central entry with doors to both businesses. Large display windows with concrete underneath. Board-and-batten design above storefront. Cloth awning over storefront. Entire storefront is a circa 1970 alteration incompatible with the original design.

**History:** From 1914-1920 it was Kozy Korner, and from 1921 to 1992 it was Kil Rad Liquor and Barber Shop. From 1993 to 2001 it was Aid Association for Lutherans.<sup>19</sup>

**19-21 S Broadway (#17)**

**1910**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Dark brown brick with Kasota stone in rough and smooth cuts. Entrance is framed in stone with an outsized keystone and voussoirs. Entrance is centered and recessed; there are doors to each business and a door that accesses the second floor. Storefronts have large display windows with brick underneath. Second-floor window openings have a combination of wood infill and replacement windows in fixed-pane and one-over-one configurations. Large corbels are located beneath the parapet. The parapet has three name stones: "MCINTYRE," "1910," and "IOOF".

<sup>18</sup> Ibid, 18-19.

<sup>19</sup> Ibid, 45.

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**History:** Known as the McIntyre Block and housed F.A. Warren's harness shop. Maurice Hockman designed a façade that covered both this new building (19 S Broadway portion) and the older Gilchrist Building from circa 1888 to the north. The older building had housed Edith McIntyre's millinery. The Watertown I.O.O.F. moved into the building at an early date. Other businesses at the 19 S Broadway location were W.C. Nissen Studebaker, Meyer's Furniture and Undertaking, YMCA, Herberger's Warehouse, and Davey's Outlet Furniture Store. From 1969 to 1980 the Watertown Senior Citizen's Club was here and starting in the 1980s it was the Dance Studio. The 21 S Broadway side was originally L.W. Cooke's Music House, from Huron in 1888, and W.N. McIntyre was manager. From 1920 to 1930 it was Williams Piano Company. From 1931 to 1943 it was home to Luck Plumbing and from 1943 to 1955 L.O.H. Plumbing (Joe Larson, Jack Olson, and Orval Hanson). L.O.H. sold out to Redlinger Brothers Plumbing and Heating.<sup>20</sup>

### **20-28 S Broadway (#37) (U.S. Post Office)**

**1909**

#### **Individually listed (NRIS#76001726)**

Was contributing in the 1989 nomination. Two-story. Limestone. Features include balustraded parapet with large eagle sculpture, vegetal swags, molded cornice, prominent keystones, and round-arched windows. Rear addition is circa 1933. Name stone on front reads "UNITED STATES POST OFFICE."

**History:** Federal building built 1909. In 1933, federal relief project added an addition. Was vacated in 1977 by the federal government and since has housed numerous professional businesses.

### **23 S Broadway (#18)**

**1947**

#### **Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Rough-cut stone laid over concrete block. Door at south edge; windows include a display window and three narrow glass block windows.

**History:** Was The Inn from 1947 to 1984. It was a hamburger joint and had many owners over the years. It sat empty many years in the 1980s and 1990s. Around 1999 it housed the Jack and Jill Pre-School.<sup>21</sup>

### **25 S Broadway (#19)**

**1911**

#### **Contributing**

Was contributing in the 1989 nomination. Two-story. Light-colored brick with Kasota stone accents. Classical influences including stone voussoirs, , pilasters, broken pediment, and dentils.

<sup>20</sup> Ibid, 20-21.

<sup>21</sup> Ibid, 22-23.

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Storefront has two sets of paired doors with medium-sized windows with brick underneath between the two entrances. Second floor has one-over-one windows below wood panels. Above the windows is reserved brick corbelling.

**History:** Maurice Hockman designed. Built for Dr. Hervey Tarbell, an ear and eye specialist. Tarbell maintained medical offices on the second floor into the 1930s. From 1918 to 1920 Platts Auto Co. occupied the first floor and sold Case, Oakland, and Oldsmobile brands. In 1922 Lewis Shaw purchased the building from Tarbell and in 1924 took his son-in-law, Joseph Messer, as a partner in his undertaking business and it eventually was called the Shaw-Messer Funeral Home. In the mid-1960s the funeral homes expanded into 27 S Broadway.<sup>22</sup>

### 27 S Broadway (#20)

c.1885

#### Contributing

Was noncontributing in the 1989 nomination. Two-story. Brick has been painted and the building has a red-purple quartzite foundation. Dentils found above window openings and at cornice. Window openings on façade infilled with brick and one-over-one windows. What appears to have been the entrance has a multi-pane arch window in an arched opening with pilasters. The elevation facing 1<sup>st</sup> Avenue S has three-pane windows. Attached to the rear is a one-story, brick entrance with a classically styled covered entrance. Attached to the entrance building are one-story brick garages.

**History:** Built by General Mark Sheafe as the Southwick Block. In 1901 it housed Dakota Loan and Trust Company. In 1903, Carl Southwick purchased this business and created Southwick Abstract Co. By 1942 it was called Watertown Title Company. In the mid-1960s the Shaw-Messer Funeral Home next door expanded into this building.<sup>23</sup>

### 125 S Broadway (#24) ) (City Armory/Auditorium)

1939

#### Contributing

Was contributing in the 1989 nomination. WPA Art Deco stylings. Brick with Bedford limestone at base and broad cornice. Long, narrow windows on the façade. South elevation has same brick as on the front of the building; north and west elevations are a red brick. Window openings are infilled with glass blocks; some openings are downsized with fixed-pane and one-over-one windows. Original AUDITORIUM lettering over and entrance with an eagle motif in brick above.

**History:** Built for \$130,000. City Auditorium. Basement was used for the 34<sup>th</sup> Signal Corps' (National Guard) purposes and from 1965 to 1973 the police department and jail were in the

<sup>22</sup> Ibid, 24-15.

<sup>23</sup> Ibid, 24-15.



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basement. Watertown High School used the auditorium until 1963. The city's Park and Recreation Department occupied it in 1950 until 2013.<sup>24</sup>

## FIRST AVENUE

### FIRST AVENUE SE

#### 14 1<sup>st</sup> Ave SE (#115) (Codington County Courthouse)

1929

##### Individually listed (NRIS#78002545)

Neoclassical. Two-story with a raised, smooth rusticated stone basement. Indiana limestone. Prominent fluted Ionic columns. Significant interior. Windows are replacements.

**History:** Built from 1927 to 1929 for \$375,000. Gray Construction was the contractor.<sup>25</sup>

#### 14 1<sup>st</sup> Ave SE (A) (#116) (Jail)

1975

##### Noncontributing

Was noncontributing in the 1989 nomination. One-story attached to courthouse. Striated concrete panels and flat roof.

**History:** Codington County Detention Center was built for \$675,000.<sup>26</sup>

#### 15-17 1<sup>st</sup> Ave SE (#109)

c.1910

##### Contributing

Was contributing in the 1989 nomination. Two-story. Red brick with Kasota stone coping, sills, and moldings. East storefront is stucco/dryvit with an entry and small fixed-pane windows. West storefront is wood with an entrance and fixed-pane windows. Second-floor windows appear original. The east side has a large, fixed-pane window topped with a window of leaded-glass; one-over-one windows are on either side. The west side has a large, six-over-two window; one-over-one windows are on either side.

**History:** According to the 1989 nomination, this was the F.E. Tenney Grocery.

<sup>24</sup> Ibid, 30-31.

<sup>25</sup> Jane Miner. *Uptown, Downtown: A History of Watertown's Historic Commercial District in the 20<sup>th</sup> Century, Book Two - Maple*. (Watertown, SD: Codington County Historical Society, 2020), 123.

<sup>26</sup> Ibid, 123.

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**21 1<sup>st</sup> Ave SE (#110)**

**c.1912**

**Noncontributing**

Was noncontributing in the 1989 nomination. Two-story. The 1989 nomination says the façade is modern but does not give a date. Brick is tan and window and door openings have stone trim. Entrance is centered; window openings have fixed-pane and one-over-one windows; some window openings are infilled with wood.

**History:** According to the 1989 nomination, this was the Dakota Central Telephone Company Building.

**27 1<sup>st</sup> Ave SE (#111) (Carnegie Library)**

**1905**

**Individually listed (NRIS#76001724)**

One-story on an elevated granite basement. Tan brick with stone coping and panels on the parapet. Molding with brick dentils. Round arched windows. Corner entry with porch supported with smooth paired Ionic columns. Large, round arch entry with fanlight. Multi-light windows.

**History:** From 1906 to 1968 this was the public library. It was built with a grant from Andrew Carnegie. L.E. Brickel Construction built for \$12,272. From 1975 to present it has housed the Kampeska Heritage Museum and Codington County Heritage Museum.<sup>27</sup>

**109 1<sup>st</sup> Ave SE (#112)**

**1955**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Concrete panels. Windows with concrete below.

**History:** First Federal Savings and Loan was organized in 1934 as part of a New Deal program that encouraged locally-controlled savings and lending institutions. It built this building in 1955. In 1993, Carl Pohlاد purchased. It was called Bank of South Dakota and Marquette Bank during the 1990s. Today, Plains Commerce Bank is in the building.<sup>28</sup>

**121A 1<sup>st</sup> Ave SE (#113)**

**1928**

**Contributing**

Was contributing in the 1989 nomination. Two-and-a-half-story. Colonial Revival. Reddish-brown brick with tan brick for sills, lintels, and at the cornice. Features include dentils, gabled dormers, wood cornice, decorative downspouts, entry with columns, and side lights. Has one-over-one multi-pane windows. Is connected to church to the east.

<sup>27</sup>Ibid, 117-118.

<sup>28</sup>Ibid, 119.

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**History:** According to the 1989 nomination, this is the manse for the First Congregational Church.

**121 1<sup>st</sup> Ave SE (#114)**

**1916**

**Contributing**

Was contributing in the 1989 nomination. Georgian Revival with large gabled entry and porch with columns. Porch and gable ends have cornice returns. East gable has large Palladian window, two doors with pediments above with consoles, and multi-pane windows. South elevation has several multi-pane windows divided by pilasters. Window and door openings are arched.

**History:** Built in 1916. Fire gutted the interior 1963. Was restored in 1964.<sup>29</sup>

**FIRST AVENUE NW**

**10-12 1<sup>st</sup> Ave NW (#106)**

**1908, addition by 1914**

**Contributing**

Was contributing in the 1989 nomination. 10-12 (MOE, #106) and 14-16 (LEE, #106.5) are two buildings with a unified façade. They were built separately, and per NR guidance are counted as two buildings.

Two-story. Dark, red-brown brick with Kasota stone coping, lintels, and sills. On the upper story, Chicago style windows on the east half and fixed-pane replacement windows on the west side. Corbelled bricks form brackets and the parapet and pilasters frame window bays. The east storefronts have central doors flanked by glass display windows with brick underneath. A door near the center of the two buildings accesses the second floor. The western storefronts are now one storefront with a central entrance. The east half of the building has a Namestone that reads “MOE 1908” and the west half on that reads “LEE 1908.” This building was constructed as two buildings (MOE side and LEE side) by Berndt Moe and Herman and Ben Lee, but with a unified façade.

**History:** Herman and Ben Lee built the Lee building which adjoined the MOE building to the west in 1908 for their Lee Brothers Wagon and Carriage Works/Blacksmiths. At the same time Berndt Moe built this building just to the east of the Lee Brothers building. The 25-foot frontage Moe built had a matching façade to the 50-foot frontage of the Lee Brothers building. By 1914, Moe had added an additional 25-foot store frontage adjoining the eastern part of his building. The façade of the c.1914 storefront addition was built to match Moe’s and Lee Brothers’ façade, but the stone used for the lintels and sills on the second story of the addition are slightly darker than the original 1908 buildings.

<sup>29</sup> Ibid, 121.

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Moe had his B.P. Moe Wagon and Carriage Works here until 1914. From 1915 to 1919 both buildings housed Headley Auto Company, which sold Oaklands and Fords. In 1920 Fred Bork and James McConky purchased the Moe building and opened M and B Motor Sales Company and sold Paige cars. From 1931 to 1934 Fred Ellwein opened up his Coca Cola Bottling Company branch in this building. By 1939 it was Hudson Sales and Service. Around 1942 Ralph and Laverne Hubbard expanded from the Lee building next door for their Hubbard Motor Co. They sold Chrysler and Plymouth autos and Mack trucks along with farm implements and auto supplies. From 1969 to 1974 it housed Courtesy Motors which sold Plymouth, Chrysler, and Imperial automobiles. From 1974 to 1976 it was Towne and Country Motors which added Dodges to the inventory. From 1978 to 1990 it was Featherweight/Powder Horn Mountaineering/B.W. Harris which manufactured down vests and jackets. From 1991 to 1999 it was PGI Incorporated, which manufactured clothes.<sup>30</sup> Herman and Ben Lee built the building adjoining this building to the west in 1908 for their Lee Brothers Wagon and Carriage Works/Blacksmiths at the same time Berndt Moe built the building just to the east. The Lee Brothers Wagon and Carriage Works/Blacksmiths was located here from 1880 to 1920. From 1920 to 1965 it was R.E. Hubbard Co./Hubbard Motor Company. The Hubbard family opened their business in Henry, SD in 1896. In 1920 Robert Hubbard purchased the Lee Building and moved his farm implement and machinery business to Watertown. From 1969 forward the Lee Building was combined with the Moe Building and the same following businesses operated in them: Courtesy Motors, Towne and Country Motors, Featherweight/Powder Horn Mountaineering/B.W. Harris, and PGI Incorporated.<sup>31</sup>

**14-16 1<sup>st</sup> Ave NW (#106.5)**

**1908**

**Contributing**

See description and history above for #106.

**18 1<sup>st</sup> Ave NW (#107) (address was historically 18-22)**

**1887**

**Noncontributing**

Was noncontributing in the 1989 nomination. Built in 1887, façade is twentieth century with additions. Two-story. First floor has a mix of garage doors, fixed-pane windows, and glass block windows. Second-floor windows have 16-panes; the middle four panes are hopper windows.

**History:** From the early 1900s until the early 1930s this was the Lee Brothers Shop area. In 1934, Arthur Schweiger purchased and opened Schweiger's Body Shop. It operated here until 1966. In 1966 Mark IV Air Conditioning opened in the building. Other businesses located here

<sup>30</sup> Ibid, 78-79.

<sup>31</sup> Ibid, 80-82.

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in later years include: Radiant Heat, Bob's Small Engine Repair, Otto's Auto Repair, Merle's Auto Body and Upholstery, Harmon Glass, Butch's Auto Repair, and Lake Area Door.<sup>32</sup>

**20 1<sup>st</sup> Ave NW (#108) (was 26-28 in 1989 nomination)**

**1885 (modern veneer)**

**Noncontributing**

Was noncontributing in the 1989 nomination. Two-story. North elevation is covered in a faux-stone siding; historic two-over-two windows remain beneath storm windows on the upper story and storefront has fixed-pane windows. West elevation is clad in vinyl or metal siding. A few modern windows and doors are found on the first floor.

**History:** From 1885 to the mid-1950s this was the Northwestern Hotel. Charles and Alvera Church built and the Church family operated for over sixty years. From 1957 to 1967 it was the A&M Hotel and A&M Café. It was owned by Alfred and Muriel Atkinson. In 1967, William Gottschalk bought the building for Gottschalk Home and Land Company. Over the years various repair shops, machine shops, and beauty shops, including Hair Beautiful from 1975 to 1992, have occupied the building.<sup>33</sup>

**FIRST AVENUE NE**

**2 1<sup>st</sup> Ave NE (#25) (address was 30 N Broadway in the 1989 nomination)**

**c.1900**

**Contributing**

Was noncontributing in the 1989 nomination. Two-story. Brick and rough-cut Kasota stone sills and lintels painted brown. Cutaway corner and brick corbelling at parapet. Doors located on cutaway corner, and on north elevation. Storefront partially-infilled with brick. Upper-story windows are fixed-pane and one-over-one.

**History:** From 1908 to 1920 it was the annex to the Eagle Café and later Busy Bee Café where confectionaries, tobacco, and other items were sold. From 1926 to 1939 it was Williams Confectionary and then Williams Bar after prohibition ended. From 1948 to 1967 it was called Johnnie's Bar and had several owners. From 1967 to 1971 it was Hustler Bar and from 1972 to about 1974 it was a bar called The Club. From 1981 to 1986 it was Shear Perfection beauty shop and from 1988 to 1998 it was Catie's Barber Chair/Country Clippers and also housed Jan's Beauty Shop from 1990 to 2000 in this space.<sup>34</sup>

<sup>32</sup> Ibid, 84.

<sup>33</sup> Ibid, 85.

<sup>34</sup> Ibid, 94.

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## **FIRST STREET**

### **FIRST STREET SW**

**6 1<sup>st</sup> St SW (#102)**

**1975**

#### **Noncontributing**

Was noncontributing in the 1989 nomination. Five-story. Brick.

According to the 1989 nomination, this was built for the Watertown Housing Authority.

### **FIRST STREET NW**

**10 1<sup>st</sup> St NW (#103)**

**c.1920**

#### **Contributing**

Was contributing in the 1989 nomination. Two story with a concrete raised basement. Dark red brick. Stepped parapet with stone coping. Windows are fixed-pane replacements and one-over-ones. Lintels are a course of rowlock on top of a course of soldier bricks. Minor brick dentils.

According to the 1989 nomination, this was a warehouse.

## **KEMP – EAST AND WEST**

### **EAST KEMP**

**2 E Kemp (#65) (Granite Block) (also 2-4 S. Broadway was a historical address)**

**c.1882**

#### **Contributing**

Was contributing in the 1989 nomination. Three-story. Red-purple quartzite. Features include arcades, colonettes, projecting bays, checkerboard designs, arched window hoods, stone corbelling, and bands of color through the use of stone courses, some of which have floral motif carvings. Windows are fixed and one-over-one on the upper stories. The west elevation has two projecting bays with a pediment, scrollwork, and other decorative designs. The storefronts have been altered: the large ocular windows above the storefront remain intact. The storefronts on both primary elevations have a combination of stucco or dryvit with modern windows and doors. On the north elevation, at the top of a projecting bay, is a name stone reading “HANTEN.”

According to the 1989 nomination, the building once had a cornice battlement.

**History:** Local attorney J.B. Hanten financed its construction. Was home to Dakota Loan and Trust and Security National Bank. Businesses on the main level and basement over the years included: Luck’s Shoe Repair, Majestic Shining Parlor, Star Tailor Shop, and several

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barbershops including Nels and Josephine Fedt, Daniel Mertz, H.F. Schmeling, Headquarters Beauty Salon, and New Wave Hair Salon.<sup>35</sup>

### **1-3 E Kemp (#47) (Citizens National Bank)**

**1914**

#### **Noncontributing**

Was noncontributing in the 1989 nomination. Three-story. Features include stucco over brick, pilasters, stone bases, terra cotta trim, an egg-and-dart course, wreaths, and guttae. Windows are modern replacements. A small, two-story portion clad with stucco and fixed-pane windows is located on the east side.

**History:** According to the 1989 nomination, this is the Citizens National Bank which housed financial institutions and insurance companies.

### **10 E Kemp (#66)**

**c.1890 with later 1935 façade**

#### **Contributing**

Was contributing in the 1989 nomination. Two-story. Golden mottled brick. Storefront is circa 1935 with a recessed entry flanked by round windows and porcelain enameled panels. Above the storefront is a transom of glass blocks. Second-floor windows include a fixed-pane with faux muntins flanked by one-over-one windows.

**History:** According to the 1989 nomination, this once housed Hestad Shoe Store.

### **11 E Kemp (#49)**

**c.1890**

#### **Contributing**

Was contributing in the 1989 nomination. Two-story. Features include bullseyes, brackets with hearts, semi-circular arches, Corinthian colonettes, rosettes, and an ornate metal cornice. Second-floor windows are wood infill over a fixed pane. Storefront has a central entry flanked by display windows. Door to the second floor is located at the east edge.

**History:** According to the 1989 nomination, this was the Mercer Block and it housed a bank, U.S. Express office, saloon, clothing store, and jewelry store over the years.

### **12 E Kemp (#67)**

**c.1888**

#### **Contributing**

Was contributing in the 1989 nomination. Two-story. Red brick and small brick cornice have corbelling, and bricks laid at an angle. Brick dentils frame second-floor windows. Windows have smooth, slightly pedimented stone lintels and side blocks. Windows are one-over-one.

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<sup>35</sup> Ibid, 34-35.

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Storefront has a recessed entrance on the east end and door to the second floor on the west side. Display windows and metal panels comprise the remainder of the storefront.

**History:** According to the 1989 nomination, this building once housed Sugar Bowl Confectionary.

**14 E Kemp (#68)**  
**1883 (c. 1900 façade)**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Brown brick with corbelling. Storefront is recessed with display windows flanking the entrance. An entrance to the second floor is on the east side of the storefront. Upper-story window openings have one-over-one and fixed-pane replacement windows.

**History:** According to the 1989 nomination, this building housed the Home Trade Store at one time.

**15 E Kemp (#50)**  
**1888**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Red brick with inset decorative panels above windows and below parapet; parapet has geometric brick pattern. Upper story contains three bays with one-over-one windows. Storefront has two recessed entries; a considerable amount of brick and small, fixed-pane windows comprise the remainder of the storefront. New transom windows run the length of the storefront.

**History:** According to the 1989 nomination, this is the Brizee Block. It historically housed a grocery and dry goods store.

**23 E Kemp (#51)**  
**c.1892**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Recessed entry with display windows with brick underneath. Awning across façade. West side is stuccoed.

**History:** According to the 1989 nomination, this was tobacco and barber shops historically.

**16-18 E Kemp (#69) and #70)**  
**Noncontributing**

This building was counted as two buildings (both contributing) in the original nomination (#69 and #70). Sanborn maps show they were historically connected, so the count has been revised to a single building. Additionally, #69 has a storefront on its alley elevation in Midway Alley. That storefront (#98 in original nomination) has been covered in metal. #98 has been removed from the inventory and is considered part of 16-18 E Kemp.



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Western storefront entrance is recessed and surrounded by display windows. A wood door with a boarded transom is located at the western edge and accesses the second floor. On the second floor there is a central window with two small lights over larger panes; flanking are one-over-one windows with transoms. The eastern storefront entrance is on the edge; modern display windows comprise the storefront. Second-floor windows are modern fixed-pane replacements with a small light above a larger pane.

**22-26 E Kemp (#71) (Century Block)  
1901**

**Contributing**

Was noncontributing in the 1989 nomination. Three-story. Red brick with stone trim; third-story windows have brick arches with stone above. Arched opening with pilasters on the main floor. Windows are primarily one-over-one; large openings have fixed pane windows. Corner entrance is canted and recessed with a variety of display window sizes. Western storefront has large display windows with windows above; metal framing the display windows has rosettes. Parapet on the westernmost portion has a name stone reading "CENTURY."

In 1989, this building was veneered in metal. This façade has been removed and the building restored into one of the most aesthetic buildings in the district. It now contributes to the district.

**History:** Built on land owned by H.R. Pease and D.L. Kirwin. The first floor was designed as retail and the third floor held a Knights of Pythias temple. David and Jan Johnson restored in 2016. Kevin Koistinen was the general contractor. H.R. Pease was born in Connecticut, served in the Union Army in the Civil War, moved to the South as a reconstructionist, was elected a senator from Mississippi, and came to Watertown in 1881 after being appointed Receiver of the United States Land Office. When he died in 1907, his widow Rose took ownership.<sup>36</sup>

**25 E Kemp (#52)  
1970**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. South elevation has two storefronts. Each has a canted entrance flanked by display windows with brick below. Metal awnings with gables span the storefronts and the east elevation has a large display window.

**101 E Kemp (#53)  
1964**

**Noncontributing**

Was noncontributing in the 1989 nomination. Cream brick. Storefront has two recessed entries but is mostly comprised of large, storefront windows.

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<sup>36</sup> Ibid, 10-11.

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**103-105 E Kemp (#54)**

**c.1960**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Storefront is comprised of EIFS panels and display windows.

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**100 E Kemp (#72) (Goss Opera House) (address was historically 2-10 S Maple)**

**1889**

**Contributing**

Was contributing in the 1989 nomination. Three-story. Red brick with stone trim including pediment and joined lintels. Key features include a Victorian collection of textured surfaces, long pilasters piercing the cornice line, brick arcades, corbelling, and checkerboard brick patterning. Upper-story windows are replacements predominantly in a one-over-one configuration. Building has a historic addition on the south side. Storefronts are primarily wood infill with display windows; some original transoms are multi-light.

**History:** Charles Goss was born in England in 1833 and came to Watertown in 1879. His first opera house burned and he rebuilt the building that stands today. It cost \$50,000. It closed sometime in the 1960s and sat empty for fifty years. David Berry, a lawyer from South Carolina, purchased it in 2007 and began rehabilitation work. In 2018, a non-profit group, Friends of the Goss, purchased the building. The Goss Block had retail space on the first floor that fronted both Maple and Kemp Streets. From 1893 to 1903 Gilruth's Department Store occupied most of the retail space. Gilruth was married to Emma Goss. First floor businesses at the 4 S Maple address included the M.W. Parson's Bargain Store from 1903 to 1906. Other early businesses of short duration at 4 S Maple included the Watertown Flower Shop, Haberman and McNeal Music Shop, Burns Hat Shop, Swenson Jewelry, and Huffman Typewrite Co. From 1947 to 1970 it was Dunlop Wallpaper and Paint owned by John and Mildred Dunlop. Early first-floor businesses at the 6 S Maple address included Louis Goodell furniture, Singer Sewing Machine Co and Hemstitcher Shop, Adams Coffee and Doughnut Shop, M.R. Allen electrical supplies, Jack Kintsley plumbing, and Graf Shoe Shop. From 1931 to 1973 it housed Modern Shoe Rebuilders. Later businesses included Magic Mirror Beauty Salon, Ness Tailor Shop, Red's Barber Shop, Munson Jewelry, Carl's Shoe Repair and the Pheasant Café. Early first floor businesses at the 8 S Maple address included E.E. Cooper Furniture Shop, Vogue Hat Shop, and Gergan Undertaking Parlors. From 1929 to 1960 it was the Watertown Music Store with longtime proprietor Arthur McCain. McCain sold to Armand and Janet Pappone who renamed it Pappone's Music Store. From 1971 to 1981 Dunlop Wallpaper and Paint moved to this storefront. Later businesses included Country Corners, Salvation Army Thrift Store, Shelia's Bridal and Formal Wear, The Bridal Shoppe, and Pheasant Inn and Lounge. Early first-floor businesses at the 10 S Maple address included City Bakery, Shaw Undertaking Co., Lambert Printing Company/*The Guide*, and Gergan Funeral Home. From 1939 to 1971 it was Bee's Beauty Shop operated by Berenice (Bee) Bultman. In later years it was La Beautique Beauty

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Salon, Kirby Company of Watertown, Clark's Vacuum Center, the Vacuum Clinic, Tot's Treasures, and Family Boot N' Shoe Repair.<sup>37</sup>

### **108 E Kemp (#73)**

**1895**

#### **Contributing**

Was contributing in the 1989 nomination. Italian Renaissance style. Three-story. Taupe brick with stone sills, lintels, and course above the storefront. Second-floor and third-floor windows are divided light fixed-panes and leaded transoms; third-floor window openings have arches supported by pilasters on the flanking bays. The center bay has a Palladian design with a decorative motif of stone or metal. There is a center-raised parapet with tiny arcade. The storefront has a near-center entrance flanked by medium-sized modern display windows with brick underneath. Transom windows are located above the storefront.

According to the 1989 nomination, this was the State Bank and Trust Company aka Commercial Bank Building. According to the 1989 survey record, Egge Electric was a later business.

### **110 E Kemp (#74)**

**c.1910**

#### **Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Porcelain enamel tiles and brick.

This building was remodeled in the 1940s and was the Lyric Theater. Building was remodeled again circa 1965.

### **114-120 E Kemp (#75)**

**c.1911**

#### **Contributing**

Was contributing in the 1989 nomination. This building comprises the first four storefronts east of the alley. These buildings were historically connected on the second floor and are considered a single building per NR counting guidance. Two-story. Brown brick with rough and smooth stone. Brick dentils and pilasters. Second-story bays have groupings of three windows; all have been downsized and have a modern fixed-pane window flanked by modern one-over-one windows. The long row of storefronts varies in materials including large display windows, ceramic tiles, and wood. Entries are recessed.

According to the 1989 nomination, this is the Foley Block. Businesses included Petit's (women's clothing), Louis Ladou paints, and Holt Motor Company. Was built by realtor Andrew P. Foley.

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<sup>37</sup> Ibid, 26-32.

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**122 E Kemp (#75.5)**

**c.1913**

**Contributing**

This was erroneously counted as part of building #75 in the original nomination. This is the fifth storefront to the east of the alley. Was built as a separate building by 1915 according to Sanborn maps. Brown brick with rough and smooth stone. Brick dentils and pilasters. Second-story bays have groupings of three windows; all have been downsized and have a modern fixed-pane window flanked by modern one-over-one windows.

**126-128 E Kemp (#76)**

**c. 1920**

**Contributing**

This is the two storefronts on the corner. Two-story. Brown brick with rough and smooth stone. Brick dentils and pilasters. Second-story bays have grouping of three windows; all have been downsized and have a modern fixed-pane windows flanked by modern one-over-one windows. The long row of storefronts varies with ceramic tile underneath.

**109 E Kemp (#55)**

**c.1912**

**Noncontributing**

Was noncontributing in the 1989 nomination. Two-story. Brick veneered in modern facade (1969 according to the 1989 nomination). Storefront has a canted, recessed entrance flanked by large display windows.

According to the 1989 nomination, this building had various commercial uses including Ross Dyer candy store in 1919.

**113 E Kemp (#56) (Balsiger's Bakery)**

**1910**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Brown brick with Kasota stone trim, stepped stone coping, stone course with brick dentils, and pilasters on the second floor. Second-floor windows are paired one-over-one with multi-pane transom; there are stone sills. In the parapet is a stone nameplate reading "J.W. BALSINGER." Storefront has large display windows with metal underneath. There is a cloth awning.

According to the 1989 nomination, this was Balsiger's Bakery. John Balsiger built.

**E Kemp (#57)**

**No address (public restroom)**

**c.1965**

**Noncontributing**

Was noncontributing in 1989 nomination. One-story. Small. Display window with recessed entry and transoms above. Siding above storefront.

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According to the 1989 nomination, this is a public restroom.

**115 E Kemp (#58)**

**c.1912**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Brown brick with molded brick course that continues from adjacent building to the east. A pilaster divides second-floor windows; windows are downsized one-over-one windows with wood infill above. Windows have a stone sill and there is stone coping. Storefront is recessed and canted and flanked with display windows with wood underneath. An entrance to the second floor is located on the east of the storefront. Between the first and second stories is wood paneling and a wood awning.

According to the 1989 nomination, this was the E.H. Prey, Jeweler and Optician building.

**117-119 E Kemp (#59)**

**1914**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Brown brick with second-floor window bays. Second-floor window bays are divided by pilasters and have three windows in each bay. There are two storefronts. The east storefront has a recessed entrance flanked by display windows. The west storefront is deeply recessed and flanked by display windows. Both storefronts have cloth awnings.

According to the 1989 nomination, this building housed a variety store and F.W. Woolworth store.

**127 E Kemp (#60)**

**1913**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Brown brick with some simple geometric details. Second-floor windows are one-over-one and have stone sills. A name stone reading "WAY" is centered on the south elevation near the cornice. Storefront is large and spans two elevations. A large span of the storefront on the south elevation is recessed; there are two entrances flanked by large bands of display windows with panels with small black tiles below. A secondary storefront with entrance and two display windows is located towards the rear of the east elevation. A cloth awning runs the length of the south elevation and partially wraps onto the east elevation.

According to the 1989 nomination, this was the John Moodie Dry Goods Company building. S.X. Way, the president of the local newspaper, built it as a speculative venture.

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**201 E Kemp (#61)**

**c.1925**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Brown brick with limited stone trim. Paired one-over-one windows on the second floor. Storefront is recessed and flanked with large display windows with tile underneath. West elevation has paired one-over-one windows on the second floor and fixed-pane on the first floor placed high on the wall. An entrance is located at the north edge.

According to the 1989 nomination, S.X. Way constructed this building.

**202 E Kemp (#77)**

**1929**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Veneered in faux stone. Corner, cutaway entrance. Fixed-pane display window.

According to the 1989 nomination, this was historically a filling station.

**207 E Kemp (#62)**

**c.1925**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Brown brick with stone courses. Storefront has recessed and canted entrances; large display windows span the storefront and have tile underneath.

**206 E Kemp (#78)**

**c.1926**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Openings infilled with wood and fixed-pane windows. Stone cross in parapet.

**208 E Kemp (#79)**

**1964**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Stone or faux stone veneer with central entrance and large bank of display windows.

**214-218 E Kemp (#80)**

**1910**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Red-brown brick with stone trim. Also has stone courses and coping. Brick dentils above second-floor window bays and at the parapet. Second-floor window bays are framed with pilasters; windows are a combination of original one-

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over-one, wood infill with smaller one-over-one, and boarded over openings. Above the windows openings are eight-pane attic windows; some are boarded. There are three storefronts. The western storefront has modern display windows. The middle storefront has modern display windows. The eastern storefront has large display windows with brick underneath.

According to the 1989 nomination, this building was the Smith, Schulner, & Lyon Business Block. It was built to accommodate C.M. Lyon's Star Laundry, F.L. Smith's Watertown Plumbing and Heating, and L.N. Schulner Cigar Company.

### **211-213 E Kemp (#63)**

**1970**

#### **Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Two storefronts; one has a central entrance and the other a canted entrance. Large display windows with brick underneath.

### **WEST KEMP**

### **1-11 W Kemp (#8 and #41) (Mellette Block) (address was historically 1 N Broadway)**

**1883**

#### **Contributing**

Was contributing in the 1989 nomination. In the 1989 nominations, the Mellette Block was counted as two separate buildings, an east and a west half. Research shows the west half was built as an addition and Sanborn maps indicate the two building were connected with interior doors. Therefore, the Mellette Block is now counted as one resource per National Register guidance.

#### **East volume**

Three-story. Storefront wraps around onto Kemp. Storefront is brick; it has several entrances with the main entrance being a recessed corner entrance. The majority of second- and third-floor windows are long, narrow one-over-ones with heavy stone window hoods and sills. It has dentils and corbelled bricks at the top of the parapet.

#### **West Volume**

Three-story. Dark brown brick with Kasota stone courses and Chicago-style windows on upper stories. Storefront is divided into four small storefronts. Storefronts feature display windows of various sizes dating from circa post-World War II to modern day. Some display windows have brick underneath. Entries are recessed, partially recessed, and flush with the sidewalk.

**History:** Built by Arthur C. Mellette, Territorial Governor and first elected Governor of South Dakota. He had his law offices on the second floor. Later housed Dakota Life Insurance (later Midland National Life). Early main floor businesses included George Dodds' The Chicago Store and F.W. Hoyt's (men's clothing). In 1895, Indiana investor J.H. Bass bought the building for \$30,000. Owsley Mercantile was here from 1899 to 1929. Stephen and John Owsley ran the business until it was sold to A.E. Anderson in 1929 who had Anderson's Grocery and Meat

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Market until the mid-1930s. From 1937 until 1991 Haggar Drug Store was located here. Thomas Haggar opened it and it had several owners. From 1992 until 2005 it housed Young's Prime Time Sports. By the mid-1930s a separate retail space occupied the north portion of the Mellette Block facing Broadway. Occupants included Stuelpnagel Market, Louis P. Johnson, restaurant and beer, Theodore J. Meyer beer, Vince Halverson Farm Equipment, and Ruhe's Stationary Company. From 1957 to 1990 Gunn's Studio occupied the space.<sup>38</sup>

### 10-12 W Kemp (#46)

1908

#### Contributing

Was contributing in the 1989 nomination. Two-story. Brick and rough stone trim is painted. Storefront has a recessed centered door that accesses the second floor; flanking this are doors that access the east and west storefronts. Display windows are large with brick underneath. Second floor has Chicago style windows; above these are fixed-pane windows. Brick pilasters frame the window bays and brick corbelling is above them. A name stone reading "19 LEBERT 08" is centered above the windows.

According to the 1989 nomination, this was the Lebert Building that housed a grocery.

### 17 W Kemp (#40)

1894

#### Noncontributing

Was noncontributing in the 1989 nomination. Two-story. Brick building with metal veneer. Storefront entrance is recessed on the west end; display windows flank the entrance. The east half of the storefront is clad in metal and wood shingles.

According to the 1989 nomination, this was the Park and Grant Mercantile Company building. Later was a creamery for Langenfeld Ice Cream Company.

### 14 W Kemp (#45)

1924

#### Contributing

Was contributing in the 1989 nomination. Two-story. Brick is a mottled golden brown with stone trim. Storefront has a recessed entrance and large display windows. A door with two transom windows that accesses the second floor is located east of the storefront. Second floor has a Chicago style window capped with stone with rosette designs.

According to the 1989 nomination, this commercial building at one time housed the *Weekly Reminder* offices.

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<sup>38</sup> Jane Miner. *Uptown, Downtown: A History of Watertown's Historic Commercial District in the 20<sup>th</sup> Century, Book One - Broadway*. (Watertown, SD: Codington County Historical Society, 2018), 50-51.



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**16 W Kemp (#44)**

**1910**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Dark brick with some classical elements such as dentils, pilasters, brick voussiors, and a molded course between the first and second stories. Storefront has doors on the edges with a fixed-pane window above. Second floor has four one-over-one windows; two are in the center bay.

According to the 1989 nomination, this was the Watertown Steam Laundry.

**18 W Kemp (#43)**

**1900**

**Noncontributing**

Was noncontributing in the 1989 nomination. Brown brick with simple trim. Brick dentils and cornice. Decorative brickwork around second-floor windows. Storefront has doors on each side with fixed-pane windows between and transoms above. Framing the storefront are wood shingles. The two bays on the second floor have downsized window openings with wood shingles; one bay has a double ribbon window and the other a triple ribbon window.

According to the 1989 nomination, this building was known as the Eagles Hall and the Kampeska Bakery.

**25 W Kemp (#39)**

**1916**

**Noncontributing**

Was contributing in the 1989 nomination. One-story. Brown brick. Cutaway corner, simple details, and some brick corbelling on south elevation. South elevation openings filled with wood and fixed-pane windows. The west elevation has three garage doors and modern fixed-pane windows.

According to the 1989 nomination, in 1919 this was the Canadian Government Agency, Fisk Rubber Company, Northwestern Automobile Company, and Saxon Sales Room.

**101 W Kemp (#38)**

**c.1912**

**Contributing**

Was contributing in the 1989 nomination. One-story. Brown brick with limestone bases, trim, and courses. Soldier course of bricks forms a continuous lintel. Some window openings have been infilled with wood and smaller windows.

According to the 1989 nomination, the Watertown Light and Power Company had an office here.

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## MAPLE – NORTH AND SOUTH

### NORTH MAPLE

#### 3 N Maple (#89)

**c.1910 (façade rebuilt 1918 after fire damage)**

##### **Noncontributing**

Was contributing in the 1989 nomination. Two-story. Brown brick in a modest design. Second-floor window openings infilled with wood and one-over-one windows. Storefront has medium-sized display windows with wood above and below. A fire from a neighboring building damaged this building in 1918. The brickwork on the façade changed and the second-floor windows were changed from three long arched openings to the current configuration.<sup>39</sup>

**History:** The Raschke family operated a saloon at this location for over 70 years from 1906 to 1978. It had many names, but always included the name “Raschke” somewhere. They sold confectionaries during Prohibition. From 1981 to 1995 it housed Harriet’s Alterations. From 1996 to today it is part of Makepeace Jewelry. Tim and Jill Makepeace expanded the space of their corner jewelry store on Kemp into this building.<sup>40</sup>

#### 5-7 N Maple (#88)

**c. 1912**

##### **Noncontributing**

Was contributing in the 1989 nomination. One-story. Brown brick with metal awning. Storefronts have a wood door and a metal door. Window opening have fixed-pane windows and infill panels. Consists of two storefronts.

**History:** This building historically had businesses in the 5 N Maple address and the 7 N Maple address. Businesses in the 5 N Maple side included The Derby saloon and then Welsh’s Café. From 1918 to 1951 it was Towne Tonsorial Parlor Lee Towne, barber. From 1926 to the mid-1940s it was Marvel Beauty Shop and Mildred Towne joined her husband Lee in the business. From 1955 to 1969 it housed Fred’s Barber Shop owned by Fred Hartford. Later businesses included GAC Finance, Lak Region Business Machines Dakota Business Machines, Roby Agency insurance, Kids Klassic Korner and Larson Financial Group. Businesses on the 7 N Maple side included several early businesses of short duration including Welsh’s Café, E. Perry Wineland restaurant, Maple Leaf Lunch, Charles W. Ritchie news, and Majestic Hat and Shoe Co. From 1948 to 1970 it was the Cub Nut Hut, a candy and nut shop that specialized in KarmelKorn. Owners included Eva Leighton, Ruth Reedy, and Betty Strait. From 1971 to 1996 it was Mack’s Barber Shop, owned by brothers Francis and Philip Mack.<sup>41</sup>

<sup>39</sup> Jane Miner. *Uptown, Downtown: A History of Watertown’s Historic Commercial District in the 20<sup>th</sup> Century, Book Two - Maple*. (Watertown, SD: Codington County Historical Society, 2020), 43.

<sup>40</sup> Ibid, 43-44.

<sup>41</sup> Ibid, 46-47.

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**9 N Maple (#87)**

**1978**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Concrete block with brick veneer. Storefront has two entrances, medium-sized display windows, and brick.

**History:** The south half of the building at 11 N Maple occupied this lot until a 1969 fire destroyed it. In 1977, Orville and Doreen Taecker bought the lot for Taecker Plumbing and Heating and built the current building. The business is still here as of 2020. Taeckers eventually purchased the surviving two-story half of the 11 N Maple directly to the north.<sup>42</sup>

**11 N Maple (#86)**

**c.1886**

**Noncontributing**

Was noncontributing in the 1989 nomination. Two-story. Only north half of the building is original. South half destroyed by fire at unknown date. Storefront is brick with medium-sized display windows. Second-floor window openings have hoods with stone accents. Openings are downsized with wood and one-over-one windows.

**History:** Built for O.E. Dewey. The south half of this building (9 N Maple) burned down in 1969. In the early years this was A.C. Wilson Bowling Alley, C Neitert Bowling Alley, Wilson's Billiard Parlor, and DeGraff Saloon and Bowling. Charles Olson, barber, added barbering to the place in 1917. Around 1922, three businesses were located here simultaneously: American Billiard Parlor, American Bowling Alley, and Virginia Café. George and Pete Legeros owned all of them until 1933. From 1933 to 1939 it was American Billiard Parlor and James Black owned for at least part of this time. From 1939 to 1982 it was The American, which had a liquor store, pool hall, and lunch counter. Edward T. Elkins was the owner for 36 years and his sons Bud and Maury took over. Maury ran the pool hall part and didn't allow beer, swearing, and no smoking under the age of 16. It was a popular hangout for youth. Later the building housed Conway's Barber Shop, Ron's Barber Shop, and Younger Living Beauty Salon before Taecker Plumbing and Heating expanded into the space.<sup>43</sup>

**19-21 N Maple (#84)**

**c.1913**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Covered in metal siding. Entrance at north edge flanked by two fixed-pane windows.

**History:** J.N. Harper constructed this building, which originally had a cutaway entrance at the corner. Early businesses included Lon Mac Dowell clothier, Regina Billiards, M.M. Otto Liquor, and White Horse Bar. From 1948 to 1953 it was Heck's Bar and Lounge owned by

<sup>42</sup> Ibid, 48-49.

<sup>43</sup> Ibid, 50-51.

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Leonard Heckathorn. From 1955 to 1967 it was K-P Bar and Lounge. Around 1969 it was the Rainbow Lounge and Bar. From 1979 to 1994 it was Palamino Bar and Grill. From 1995 to 2000 it housed Buckshot Willy's Bar.<sup>44</sup>

### 31 N Maple (#82)

c.1900

#### Noncontributing

Was contributing in the 1989 nomination. One-story. Storefront is covered in T-11 siding. When listed in 1989, this building retained its wood and glass storefront. Covering and/or removal of those features has made the building noncontributing.

**History:** Around 1903, this was the Ireland-Cochrane Restaurant and around 1904 it was the Ireland-Cochrane and King Restaurant. From 1914 to 1917 it was the Martin and Hips saloon. From 1917 into the mid-1920s it was the Eagle Café and Annex. From 1928 to 1930 Sam Wo and then Yee Choy had laundries here. Other business in later years included Burghardt Radio Supply, Brown Electric, Watertown Amusement Co., Bill's Barber Shop, Bert's Barber Shop, R and W Barbershop, and Beauty Cove. From 1978 to 1996 it housed Empire Pizza, the longest operating pizza parlor in downtown Watertown.<sup>45</sup>

### 33 N Maple (#81)

1912

#### Contributing

Was contributing in the 1989 nomination. Two-story. Dark brown brick with Kasota stone trim. Distinctive, shaped parapet with a metal course of dentils and large consoles which end in stone. Window openings are framed in stone on the second story; windows are fixed-pane replacements. Storefront has a single door and T-11 siding infill; on the 1<sup>st</sup> Ave NE side there is a single door and three, small boarded windows. There is a shed-roof addition on the rear clad in metal.

**History:** From 1912 to 1917 this was the Peacock Hotel and Café. In 1917, the Eagle Café and Annex moved here. It moved away from the building for a time but was back in this building by the late 1920s, then it moved again. From the late 1930s to 1964 it was known only as the Eagle Café. James Reedy owned it until the mid-1950s and then Tom and Genevieve Leahy bought it. In 1958 they sold it to Sue Wong. The north half of the building was also a bar simultaneously. After prohibition ended in 1933, Ralph Stanwood operated the Eagle Bar. In the 1940s, new owner Theo Moses called it the White Horse Bar and it remained that way until the late 1950s. From 1963 to 1985 John Meyer was the owner and called it the Eagle Tavern. Theo Moses moved his bar back into the building in 1966 and from then until 1987 it was called the White Horse Bar. Les and Jane Patterson took over in 1974, then Jerry Skinner took over in 1979, then it passed back to the Pattersons in the 1980s. In 1986 it expanded into both sides of the building.

<sup>44</sup> Ibid, 54-55.

<sup>45</sup> Ibid, 60.

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From 1987 until today it is Doc's Lounge. Don Laqua and Steve Horning teamed up to open the business.<sup>46</sup>

## **SOUTH MAPLE**

### **5 S Maple (#90)**

**1900**

#### **Contributing**

Was contributing in the 1989 nomination. Two-story. Red brick with stone trim, sills, and pedimented lintels. Storefront entrance is canted and recessed; display windows are large with brick underneath. An entrance to the second floor is located at the north edge. Second-floor windows are modern one-over-one and fixed-pane. Pilasters frame upper story bays and corbelling and brick checkerboard motifs are found above the windows.

**History:** M.D. Alexander built it for his furniture and undertaking business. In 1907, Alexander sold his business to L.J. Shaw. From 1910 to 1919 it was the Suit Shop/Jesup Garment Co. which sold ladies and children's clothes. In 1923 it was the Hentges-Smith co. clothing store when a fire occurred. From 1924 to the mid-1930s it was Low's Department Store. John E. Low, who had bought the Suit Shop/Jesup Garment Co. in 1919 and moved it to another building, moved back into the building. Low also had general stores in Hayti and Vienna (SD) and he also purchased the Hentges Clothing Store in Watertown. From 1938 to 1940 a business named the Hollywood Shop was in the building and from 1940 to 1992 it was Martinson's. Angeline Martinson started a women's wear business in 1932 and continued in the business until she was 90. From 1997 to 2010 the Home Consignment Center occupied the building. As of 2020 it was Dorale's Footwear and Fashions.<sup>47</sup>

### **7 S Maple (#91)**

**c.1904 (partially rebuilt 1923 after fire)**

#### **Contributing**

Was contributing in the 1989 nomination. Two-story. Dark brown brick with stone trim. Storefront is recessed with display windows with faux-rock veneer underneath. Door that accesses the second floor is to the north. Large wood signboard is above the storefront. Second floor has four window openings with modern windows. A name stone reading "McCARTHY" is located above the windows along with stone accents. The back of this building faces Midway Alley and also has a storefront. It was #99 in the 1989 nomination, but is included with 7 S Maple in this amendment. The back features two garage doors and two sets of replacement windows (fixed-pane and one-over-one) on the second story.

**History:** G.W. Ruten bicycle repair was here first followed by Towslee and Towslee Hardware from 1908-1918. Theo Lamm bought the hardware business in 1918 and had it until a 1923 fire. The building was partially rebuilt and became the McCarthy Block after Dr. Martin McCarthy

<sup>46</sup> Ibid, 62-63.

<sup>47</sup> Ibid, 12-13.

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who had his dentist office on the second floor. McCarthy was on the second floor into the 1940s and his name on the building suggests it was he who rebuilt after the fire. From 1932 to 1969 the main floor's business was The Fashion owned by Mr. and Mrs. David Wendroff. By 1957 the Wendroffs had sold to Roy and Marie Uthe. From 1969 to 1974 the building housed Dee's Fabric and Bridal Boutique. From 1977 to 1988 it was Geyerman's of Watertown run by Pete Geyerman. His wife ran it after his death in 1982 and closed it in 1988. From 1988 to 2015 it was Chuck's Bike and Lock operated by Chuck Paulis. As of 2020 the building is home to DDR Books.<sup>48</sup>

**9-11 S Maple (#92)**

**1903**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Red brick with limited stone trim. Two storefronts. Both are recessed with metal doors and display windows. In between the storefronts is a door that accesses the second floor. Second floor has three bays divided by pilasters. Windows are paired one-over-one replacements. Decorative brickwork is above the windows.

**History:** A.C. Gilruth built the Gilruth Department Store and it was in business 1903 to 1913. He sold groceries and dry goods and also installed a theater for movie pictures, though it was likely small scale. The building was divided into the 9 S Maple address and 11 S Maple address for storefront businesses. Business in the 9 S Maple side were numerous. From 1913 to 1928 it was Foto-Pla Theatre. It closed in 1928 as the silent movie era drew to a close. From 1930 to 1963 it housed Michaels Men's Wear. Frank Michaels, founder of Michael's Men's Wear, partnered with Calmenson Clothing in 1922. Frank and son Bill bought out Calmenson in 1930 and moved the business to this building in 1930. They removed the Calmenson name in 1934 and renamed it Michaels Men's Wear. From 1964 to 1970 another men's clothing business, The Toggery, occupied the building. From 1970 to 1991 Feinstein's, an Aberdeen clothing store since 1924, opened a Watertown branch in this building. From 1991 to 2009 the Easter Seals Society had a used clothes store here. Businesses on the 11 S Maple side included: From 1919 to 1924 it was The Paris, which was John Low's clothing shop. From 1924 into the 1930s it was The Burg Company, a variety chain store. It was briefly the Economy Food Market by 1939 and then Gamble Food Store. From 1953 to 1967 it was Butterbordt Drugstore. Sisseton pharmacist Dallas Butterdrott specialized in veterinary supplies, but also included typical drugstore products including a popular lunch counter operated by Bessie Phillips or Harriet TeBeest. From 1967 to 1976 it was The Wise Shop, a women's clothing store. Other businesses since 1976 include: Fashions Unlimited, This-N-That, Carrow's Formal Wear, Home Consignment Center, Coffee Break Service, and Clothing Nook.<sup>49</sup>

<sup>48</sup> Ibid, 14-16.

<sup>49</sup> Ibid, 16-19.

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**17 S Maple (#93) (address was 13-15 S Maple historically)**

**1906**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Brown brick with limited stone trim. Brick dentils and unusual pressed round brick courses frame the second-floor windows. Storefront has large display windows and an awning that continues onto the adjoining building to the south. There are no entrances on this building; it is entered from the adjoining building to the south. This building and 19 S Maple are the Slumberland furniture store as of 2020. Second-floor windows are original Chicago style with three large panes capped by three smaller panes.

**History:** Likely designed by Maurice Hockman. From c.1906 it was Cozy Home furniture and undertaking and Tom Murphy was owner for at least part of this time. Murphy sold this business in 1919 to chain store Home Furniture Co. which was headquartered in Sioux Falls. Home Furniture was here until 1931 and eventually owned by Roy Sour. From 1935 to c.1941 it was the S and L Co. Department Store which sold dry goods and groceries. In 1944 it became Gambles Store. Gambles, which had been in Watertown since 1929, was a chain store in the upper plains that established over 100 stores between 1925 and 1929. They sold hardware, auto accessories, sporting goods, appliances, and other merchandise. In 1968 Gambles changed its name to TEMPO and moved out to Highway 212. From 1967 to 1978 the building housed Herberger's annex giving the department store a 125-foot frontage. After Herberger's moved to the new mall in 1978 the building sat empty until 1985 when Allied Van Lines/Home Consignment Center occupied the building. Since 1995 the building has been the Slumberland Annex.<sup>50</sup>

**14 S Maple (#95) (address was 12 S Maple until the mid-1950s)**

**1907**

**Noncontributing**

This building was contributing in the 1989 nomination. Entrance is a metal and glass door with glass surrounds; remainder of the storefront is infilled with diamond-shaped windows and wood. There is a shed-roof, shingled awning with brick corbelling above.

Since 1989, the storefront has been changed and the shingled awning added. This building no longer retains integrity to contribute to the district.

**History:** Early occupants were M.R. Allen electrician, Sam Wo Laundry, William Bundy barber, and Vanitee Beauty Parlor. From 1933 to 1954 it housed Korsh Fur Company, which cleaned and stored furs in a moth proof vault. From 1954 to 1978 it was Thoro Dry Cleaners run by Guy and Dorothy Eustice. Later businesses include Dorothy's Apparel/Fashion, Leon and Marg's Barber/Beauty, Michael Kaye's Barber/Beauty Shop, and Print-Em Now Inc.<sup>51</sup>

<sup>50</sup> Ibid, 20-21.

<sup>51</sup> Ibid, 35.

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**16 S Maple (#96)**

**1916**

**Noncontributing**

Was contributing in the 1989 nomination. One-story. Dark brown brick with cream brick and stone trim. Cream brick and stone accent the parapet. Storefront has a central entrance and is infilled primarily with wood and two windows south of the entrance. A large signboard reads "Tommy's."

Since 1989, the storefront has been filled in with wood siding.

**History:** The building's first tenant was The Overland Company, an auto dealership. Around 1922 it became Watertown Motor Accessories and it lasted into the 1930s. From 1938 to 1973 it was Tommy's Bowling Palace, operated by Tommy Collins. His wife Tressa ran the café/lunch counter which was called "Tommy's Lunch." Tommy died in 1948 and Tressa ran the bowling alley until 1973 when she sold it to Larry and Joyce Heaton. Since then it has had several owners and is now called Tommy's Lanes and Lounge.<sup>52</sup>

**19 S Maple (#94) (address was 17-21 S Maple historically)**

**1913**

**Contributing**

Was contributing in the 1989 nomination. Two-story. Dark brown brick with smooth stone trim. Large, paired corbels and a heavy projecting stone cornice. Storefront is canted with a single entrance near the center. Display windows are large with stone or faux-stone panel below. Second floor has three bays. Each bay has a large window opening infilled with glass block and a tiny fixed-pane window near the bottom of the center. Above each window opening are three, eight-pane windows with stone sills and lintels. Decorative brickwork frames each bay. This building and 13-15 S Maple are the Slumberland furniture store as of 2020.

**History:** From 1914 to 1942 this was Schaller's Department Store. A. Purcell of Minneapolis designed the building which cost \$75,000. Henry F. Schaller came to Watertown from Wisconsin in 1887. He and two employees of the Rice Brothers' store bought the store and renamed it Schaller's. By 1914 Schaller had bought out their interests and moved to this building. In 1929 Schaller retired and sold it to the Marshall Fields Company of Chicago which operated it under the Schaller's name until 1942. In 1943 Herberger's, a department store based in St. Cloud, purchased the store. In 1967 Herberger's expanded into the former Gambles Store to the north. From 1985 to 1997 the building housed Pletan Furniture, owned by Gary and Roger Pletan. In 1997, Pletans became a Slumberland chain store.<sup>53</sup>

<sup>52</sup> Ibid, 36-37.

<sup>53</sup> Ibid, 22-24.



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**20 S Maple (#97)**

**c.1960**

**Noncontributing**

Was noncontributing in the 1989 nomination. One-story. Concrete block and brick and fixed-pane windows on west elevation.

**History:** The first tenant in this building was South Dakota Job Service which was here from at least 1963 to 1977. From 1978 to 1994 it was Daylight Donut Shop, a Tulsa, Oklahoma company with a Watertown franchise opened by Steve and Bonnie Belatti. It had several owners over the years. The back office in this building also housed optometrists from 1978 to 1993 including Clark Prey and William Mickelson.<sup>54</sup>

## **MIDWAY ALLEY**

**#98** and **#99** in Midway Alley are part of buildings at 16 E Kemp and 7 S Maple. They are not counted as separate buildings in the amendment. Additionally, the storefronts at the rear of these buildings no longer retain integrity.

**24 Midway Alley (#101)**

**1910**

**Noncontributing**

Was Contributing in 1989 nomination. Rough-cut concrete block. One-story. Small. Modern storefront.

## **SECOND STREET**

**SECOND STREET NE**

**15 2<sup>nd</sup> St NE (#104)**

**1910**

**Noncontributing**

Was contributing in the 1989 nomination; since 1989 the entire historic storefront has been infilled. One-story. Painted brick with brick dentils and decorative brick panels above storefront. Central entrance. Storefront has been infilled with wood and smaller display windows; a stone lintel is above the storefront.

According to the 1989 nomination, this is the Harper Building. Mrs. J.N. Harper built it for the Northwest Cadillac Company. According to the 1989 survey form, it later became a Dodge dealership for many years.

<sup>54</sup> Ibid, 39.

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**SECOND STREET SE**

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**109 2<sup>nd</sup> Street SE (#118)**

**c.1920**

**Noncontributing**

This was erroneously counted as part of #76 in the original nomination. Per National Register guidance, it is now counted separately as it was constructed separately and was not considered an addition. Two-story. Majority of openings infilled with brick.

**111 2<sup>nd</sup> Street SE (#119)**

**c.1910**

**Noncontributing.**

This was erroneously counted as part of #76 in the original nomination. Per National Register guidance, it is now counted separately as it was constructed separately and was not considered an addition. Two-story. Dark brick. Garage bays infilled with brick; second-floor window openings downsized with wood and modern windows. Historic addition to the south veneered in brown brick. Building the name stone "WOLF".

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☒ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

Architecture

Commerce

**Period of Significance**

1882-1939

**Significant Dates**

1882, 1898-1915, 1923

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Maurice A. Hockman - Architect

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Watertown Commercial Historic District is eligible under **Criterion A for Commerce and Criterion C for Architecture**. Its significance is **local**.

### Commerce

The banks, professional offices, and retail stores in the district made Watertown the largest trade center in northeastern South Dakota. The commercial strength of the district fueled Watertown's population growth to over 10,000 in the 1930s and augmented residential expansion on the edges of the district. The buildings in the district represent Watertown's evolution from a prairie railroad stop to one of the largest cities in South Dakota.

### Architecture

The district contains a homogenous collection of styled buildings dating primarily from the 1890s to the 1910s. Most buildings are one- and two-part commercial blocks of brown-shaded brick trimmed with Kasota stone quarried in Minnesota. A handful of landmark buildings in the district feature quartzite, Bedford limestone, and terra cotta. The Commercial style is the dominant theme within the district. However, examples of Classical Revival, Neoclassical Revival, Renaissance Revival, Romanesque, Beaux Arts, Art Deco, and Streamline Moderne styles are found throughout the district. The execution of these styles gives the district a unified and attractive appearance.

The **period of significance** is **1882 to 1939**. This represents the development of the district from conception to maturity. A major period of construction occurred from 1898 to 1915, and the district was primarily infilled by 1923, but significant buildings in the district were built before and after this period. The POS begins in 1882 with the construction of the Granite Block and ends with the construction of the WPA-built city auditorium in 1939. In the original 1989 nomination the POS was 1882-1936, with the end date based on the auditorium's construction. The auditorium was built in 1939, not 1936, and the POS has been extended accordingly. No new buildings were added to the district until the early 1950s and mid-century storefront alterations have largely been modernized again, leaving no justification to extend the end date of the POS past 1939.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Note: Individual building histories are found in Section 7 below their architectural descriptions.**

### **Early History and Commerce of Watertown**

Peoples of the *Oceti Sakowin* (aka the Sioux) lived in the area that would become Watertown, South Dakota, prior to white settlement. The *Oceti Sakowin* was comprised of seven divisions who spoke three dialects – Dakota, Nakota, and Lakota. The four divisions who spoke the Dakota dialect – Mdewakantowan, Wahpekute, Sissetonwan, and Wahpetonwan – occupied the general area of western Minnesota and what would become eastern Dakota Territory. The Dakota moved freely in these areas and were far enough away from the encroaching white civilization in southeastern Minnesota that no drastic lifestyle changes occurred until the 1850s.<sup>55</sup> This dynamic would change, though, and quickly uproot the cultural norms of the Dakota and other bands of the *Oceti Sakowin*.

Settlers began encroaching upon the lands of the Mdewakantowan, Wahpekute, Sissetonwan, and Wahpetonwan, and conflict followed. After the United States/Dakota War of 1862-65, the Dakota signed treaties with the U.S. government that created two reservations: Spirit Lake (present-day northeast North Dakota) and Lake Traverse (present-day northeast South Dakota). The cessation of conflict in eastern Dakota Territory increased immigration dramatically.<sup>56</sup> Settlement began soon after the 1867 Treaty but was slow due to a lack of railroads. The Panic of 1873 caused railroad expansion across Minnesota and Iowa to stop short of Dakota Territory, but soon thereafter railroad construction restarted and settlers began pouring into eastern Dakota Territory.<sup>57</sup>

In 1873, the Winona & St. Peter Railroad (a subsidiary of the Chicago and Northwestern Railway) established a depot stop at Lake Kampeska, several miles west of present-day Watertown. When the railroad realized their federal land grant did not extend to Lake Kampeska, they relocated their depot approximately six miles to the east.<sup>58</sup> In August of the 1878, a new town was platted and named Watertown because several men involved in the early townsites were from Watertown, New York.<sup>59</sup>

Productive agricultural land and ample water in the form of glacial lakes surrounded Watertown and boosted its prosperity. Awarded the county seat in 1878, Watertown became an important

<sup>55</sup> Elijah Black Thunder, et al., *Ehanna Woyakapi: History and Culture of the Sisseton-Wahpeton Sioux Tribe of South Dakota*, (Sisseton, SD: Sisseton-Wahpeton Sioux Tribe, 1975), 6.

<sup>56</sup> Allyson Brooks and Steph Jacon, *Homesteading and Agricultural Development Context*, (Vermillion, SD: South Dakota State Historical Preservation Center, 1994) 9.

<sup>57</sup> Ibid, 285.

<sup>58</sup> *Watertown Commercial Historic District National Register Nomination* (NRIS#89000834), 8-2.

<sup>59</sup> Donald Dean Parker. *History of Our County and State*. (Brookings, SD: South Dakota State College, 1960), 12-Co.

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railroad, trade, and governmental center and by the summer of 1879 it boasted four hotels, five drugstores, six lawyers, two newspapers, and fourteen general stores. By 1881, its population reached 2,000.<sup>60</sup>

In the 1880s, significant development occurred in the commercial district. This coincided with the Great Dakota Boom, a period of immense immigration into eastern Dakota Territory occurring from 1878-1887. By 1886, two additional rail lines had arrived in the city and the population had doubled to 4,186. The city also added four new business blocks to the commercial district and around 200 houses in the town. By 1888, Sanborn Fire Insurance maps detail commercial development on all streets present in the Watertown Commercial Historic District. Many buildings were wood frame with traditional boomtown false fronts, but a number of significant brick and stone buildings were also present including the Brizee Block (#50) on East Kemp.<sup>61</sup>

Around 1888, two of the city's most important buildings, the Mellette Block (#8) and the Granite Block (#65), were built. Their construction at Broadway and Kemp established that intersection as the financial sector of early Watertown and aided in the development along and beyond the traditional "main street" development emanating south from the railroad tracks. The construction of the large brick and stone buildings also signified the optimism and confidence characteristic of Watertown in the early 1880s.<sup>62</sup>

Winona and St. Peter Railroad officials platted the original town of Watertown. Narrow lots intended for commercial development along 1<sup>st</sup> Avenue North ran parallel to the railroad tracks. Five hotels and one boarding house were soon located along this trackside avenue, and 1<sup>st</sup> Avenue North continued to house hotels into the early twentieth century. Along the tracks on the north side of 1<sup>st</sup> Avenue was the warehouse district, a clear dividing line for the predominately retail commercial district to the south. In 1888, the warehouse area included trackage and depots for two rail lines, cattle pens, grain and coal storage, beer vaults, and lumber yards.<sup>63</sup>

When South Dakota became a state in 1889, Watertown competed to become the state capital but finished in third place behind Huron and Pierre. By 1890, substantial commercial enterprises were firmly entrenched along three blocks of 1<sup>st</sup> Avenue North, a half block on Kemp from Broadway, and for a full one-and-three-quarter blocks down Broadway towards the courthouse. The 1890s, however, marked the end of the heady developmental period for Watertown. Crop failures and a nationwide financial depression slowed expansion. These problems were somewhat mitigated in northeastern South Dakota when the federal government opened more lands to settlement on the Lake Traverse Indian Reservation. Under the Dawes Severalty Act, one million acres in neighboring Roberts County was removed from the reservation in 1889 and opened to settlement. The act also opened an additional 50,000 acres in Codington County. On the first day the land was available, 1,500 land seekers showed up at the United States Land

<sup>60</sup> *Watertown Commercial Historic District National Register Nomination* (NRIS#89000834), 8-2.

<sup>61</sup> *Ibid*, 8-2.

<sup>62</sup> *Ibid*, 8-2 & 8-3.

<sup>63</sup> *Ibid*, 8-3.

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Office in Watertown. The arrival of new settlers bolstered the local economy and encouraged construction along Kemp Avenue. Anchoring Kemp's west end, at 1<sup>st</sup> Street West, a new City Hall (not extant) was built. Two blocks away, at East Kemp and Maple, the Goss Opera House was constructed.<sup>64</sup>

At the turn of the century, Watertown's population was just over 3,300. A scant four years later in 1904, the population shot up over 5,000. Watertown emerged as the fourth-largest city in the state. Progressive-minded residents sought and gained a Carnegie grant for a new library in 1906 (#111). Additionally, a new post office building was constructed in 1909 (#37) and two hospitals in 1910. New commercial undertakings were also flourishing in the first decade of the twentieth century. In 1906, businessmen founded the Dakota Mutual Life Insurance Company (renamed the Midland National Life Insurance Company in 1925) in the Granite Block. By 1910, large new warehouses replaced original ones north of 1<sup>st</sup> Avenue North. New hotels, including the Peacock (#81), supplemented or replaced those from the 1880s. Broadway saw considerable infill and commercial use now extended for two full blocks.<sup>65</sup>

Around 1915, commercial development entered its mature phase. The massive Lincoln Hotel (not extant) was in place at Maple in the hotel sector along 1<sup>st</sup> Avenue North. Also built between 1910 and 1915 were Schaller's store (#94), the Dakota Central Telephone Company Building (#110), and the Citizen's National Bank (#47). Businessmen apparently felt that a location in the increasingly built-up commercial district was so critical that they even built in Midway Alley (#98-#101) between Broadway and Maple.<sup>66</sup>

The period from 1898 to 1915 saw substantial construction in the district and infill was essentially complete by 1923. New churches, the Church of the Immaculate Conception (not extant) in 1906 and First Congregational Church (#114), were built at the edges of the commercial sector. The construction of a new and thoroughly modern county courthouse in 1928 capped the maturation of Watertown's commercial district.<sup>67</sup>

The depressed farm economy after World War I impacted Watertown's economy in the 1920s. Like most communities in South Dakota, the Great Depression in the 1930s further stilled economic growth. Banks closed or merged and new construction stopped with the exception of construction through government programs. The Works Progress Administration built the city auditorium (#24) and the addition to the post office (#37) during the 1930s. Watertown's position as a regional hub helped it weather the depression better than most communities. It remained a railroad center, which meant it also acted as a wholesaler center, which kept the local economy afloat. It also remained a retail center for area farmers and continued a relatively strong trade in farm machinery. By 1940, Watertown's population held steady around 10,000 and by the 1950s the economy supported 250 retail establishment and 50 wholesale outlets. By

<sup>64</sup> Ibid, 8-3 & 8-4.

<sup>65</sup> Ibid, 8-4.

<sup>66</sup> Ibid, 8-4.

<sup>67</sup> Ibid, 8-5.



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this time, it had also cemented its role as a transportation and medical center for northeastern South Dakota.<sup>68</sup>

## **Architecture**

### ***Commercial Style***

During the process of rebuilding after the Chicago fire of 1871, architects experimented with new fireproof construction techniques and materials, and, in the process, created an architectural style that was defined by the sharp angles, height, and large glass coverage made possible by steel-frame construction. The Chicago school or Commercial Style (c. 1880s-1930) developed through the influence of engineer William L. Jenney and architectural firms like Burnham & Root, Holabird & Roche, and Adler & Sullivan.<sup>69</sup> The social context of expanding industrial capitalism prioritized the function of the buildings including their durability, lighting, and space—requiring art to submit to the function of commerce and leading to the name Commercial Style.<sup>70</sup>

Fenestration is one of the most distinctive characteristics of the Commercial Style and uses regular patterns with large, divided, rectangular windows. Commercial Style architects often further recessed the windows to form pilaster-like columns along the walls that simultaneously reinforced strong verticality. Smaller-scale buildings are commonly masonry or have masonry cladding, limited decoration on the main walls, and styled detailings. The majority of the buildings in the Watertown Commercial Historic District can be attributed to the general Commercial Style, though some include Classical, Renaissance Revival, and Richardsonian Romanesque motifs and characteristics. Buildings are executed in one- and two-part commercial blocks.

### **One and Two-part Commercial blocks**

Commercial architecture styles in large cities have received more attention than modestly-scaled work done in small- to moderate-sized towns. Nonetheless, commercial main streets from the mid-nineteenth century to the mid-twentieth century were significant economic, social, and cultural places. Design of the commercial blocks built during this time period emphasized their street façades. In a national scope, downtown buildings exhibit more similarities than differences.<sup>71</sup> Storeowners' goals to communicate prosperity and stability were often the same across the country, and ethnic distinctions were more often suppressed than embraced. In terms of the actual construction, "itinerant builders and architects contributed to this homogeneity before manufacturers' catalogs and trade and professional journals helped to codify it."<sup>72</sup>

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<sup>68</sup> Ibid, 8-5.

<sup>69</sup> Carl W. Condit, *The Chicago School of Architecture: A History of Commercial and Public Building in the Chicago Area, 1875-1925* (Chicago: The Chicago School of Architecture, 1964), 29.

<sup>70</sup> Ibid, 27.

<sup>71</sup> Richard Longstreth, "Compositional Types in American Commercial Architecture," *Perspectives in Vernacular Architecture* 2 (1986).

<sup>72</sup> Ibid., 14-15.

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Differences between main streets resulted from the use of locally-available materials, the width of streets, the financial health of the community, local access to manufactured materials or skilled builders and architects, and sometimes climactic or geographic differences.<sup>73</sup>

Richard Longstreth has developed a typology for such “Main Street” commercial buildings. The *two-part commercial blocks* include buildings two to four stories high divided horizontally into a lower retail space (the storefront) and an upper private space. On taller buildings, the lower zone often extended to the first two stories. *One-part commercial blocks* are only one-story high and the composition of the building was restricted to the storefront and cornice. Such buildings were more frequently built in new communities or in outlying areas of established communities “as an expedient solution to strong pressure for commercial development.”<sup>74</sup> *False-front façades* similarly tried to convey successful commerce for the early phases of the downtown’s development or for corner stores in residential neighborhoods.<sup>75</sup> Larger-scale buildings were constructed downtown when resources were available. *Temple-front and vault buildings* used Classical Revival elements to communicate traditionalism and stability, particularly for financial institutions and public buildings. Non-retail commercial buildings—banks, offices, hotels, theatres—often had a more integrated façade design, but they did occasionally host retail space on their first floors as well.<sup>76</sup> Regardless of function, traditional design principles on a streetscape attempted to make commercial buildings into “dignified contributors to a coherent urban landscape.”<sup>77</sup>

***Colonial Revival, Neoclassicism, Beaux Arts, Italian Renaissance***

Classically inspired architecture continued to be a popular style for buildings in the early-twentieth century. Classical aesthetics represented stability, eternity, high culture, and affluence. Colonial Revival buildings recreated classical buildings and formal design principles. Colonial Revival-inspired buildings in the district include First Congregational Church and its manse. Classical elements are also found on brick commercial buildings across the district including brick dentils, consoles, pilasters, and quoins. Buildings associated with architect Maurice A. Hockman are noted for using reserved Classical motifs.

Neoclassicism appeared as an architectural trend in waves from 1900 to 1920, and 1925 to 1950.<sup>78</sup> Neoclassical buildings took a more flexible interpretation than nineteenth-century Colonial Revival architecture and played on variations for door and window surrounds, window shapes and fenestration, cornices, and porticos.<sup>79</sup> Examples of Neoclassical buildings in the

<sup>73</sup> Ibid, 20.

<sup>74</sup> Ibid., 20.

<sup>75</sup> Ibid., 21.

<sup>76</sup> Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, Updated Edition (Walnut Creek, CA: AltaMira Press, 2000), 31.

<sup>77</sup> Ibid, 39.

<sup>78</sup> Stephen Rogers and Lynda B. Schwan, *Architectural History in South Dakota* (Pierre: South Dakota State Historic Preservation Office, 2000), 9.

<sup>79</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000 [1984]), 344-345.

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district include the Codington County Courthouse, Carnegie Library, and First National Bank (Medical Arts Building).

The Beaux Arts movement, taught through L'École des Beaux Arts in Paris in the late 1880s and publicized through the 1893 Chicago Columbian Exposition, sought to revive classicism while trending towards "ceremonial grandeur, monumentality, and formal discipline of the classical orders."<sup>80</sup> Elements of Beaux Arts buildings include "exuberant surface ornamentation" that features heavy masonry enframing, decorative garlands or floral patterns, quoins, pilasters, columns, balustrades, masonry walls, and a rusticated first story.<sup>81</sup> Beaux Arts aesthetics communicated conspicuous wealth and traditional high culture, and were more commonly found on landmark, architect-designed buildings - such as major public buildings or the homes of industrial magnates. The style was most popular before 1915 but persisted to 1930. As an architectural style, it competed with the American modernist styles being done by Prairie School architects and others. Modernist critics called Beaux Arts "snobbish pretention, midwestern cultural insecurity, and the reduction of architects to retailers of imported styles."<sup>82</sup> Some historians proposed sociological reasons for the popularity of Beaux Arts and included the need for "new money" capitalists to confirm their elite status through European traditionalism or their need to impose order on the changing urban environments of the Progressive Era.<sup>83</sup> An example of the Beaux Arts style in the district is the United States Post Office.

### ***Art Deco and Streamline Moderne***

During the 1920s and early 1930s, the Art Deco style exploded in popularity and lingered through the 1940s. Art Deco was "mediational" and sought to bridge traditional or ancient forms and symbolism with futuristic style and imagery.<sup>84</sup> In 1922, Eliel Saarinen's second-place Art Deco entry for a Chicago design contest was highly publicized throughout the American architectural profession.<sup>85</sup> Art Deco took its name from the Exposition internationale des Arts décoratifs et industriels modernes, held in Paris in 1925 to showcase works of "new inspiration and real originality." The Art Deco style emphasized themes of the machine age using the forms of the past, and so did not break off completely from historical influences.<sup>86</sup> Evolved from many sources, the building forms were often traditional, but the streamlining of the style recalled modernity and the machine age, while the zigzags, chevrons, and other patterns and icons were taken from the Far East, ancient Greece and Rome, Africa, India, and the Mayan and Aztec cultures.

<sup>80</sup> David Brain, "Discipline & Style: The Ecole des Beaux-Arts and the Social Production of an American Architecture," *Theory and Society* 18(6) (November 1989), 807.

<sup>81</sup> Rogers and Schwan, 10; McAlester, 379.

<sup>82</sup> Brain, 809-810.

<sup>83</sup> *Ibid.*, 811.

<sup>84</sup> Richard Striner, "Art Deco: Polemics and Synthesis," *Winterthur Portfolio* 25(1) (Spring 1990), 22-24.

<sup>85</sup> McAlester, 465.

<sup>86</sup> John C. Poppeliers and S. Allen Chambers, Jr., *What Style Is It? A Guide to American Architecture* (Hoboken: John Wiley & Sons, Inc., 2003), 122-124; Striner, "Art Deco: Polemics," 27.

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Prominent characteristics of Art Deco are a linear, hard edge or angular composition with a vertical emphasis and stylized decoration. Buildings had a heavy vertical emphasis created with façade forms that often used a series of setbacks and columns of windows. Ornamentation varied from using rich metals or colored tiles, to being very subtle and of the same material as the buildings. Concrete, smooth faced stone and metal characterized the exterior of many Art Deco style buildings. Many buildings of this style are decorated with stylized terra cotta motifs and cast aluminum features.<sup>87</sup> An example of Art Deco in the district is the WPA-constructed City Auditorium.

A related trend, Streamline Moderne, also used smooth surfaces and metals and was inspired by modernist thinking in the 1930s, but is distinguished by rounded features and a horizontal emphasis. In the district, some modernized storefronts feature sign fronts and rounded windows and canopies that reflect Streamline Moderne design. Examples include storefronts at 214-218 East Kemp and 10 E Kemp.

### ***Richardsonian Romanesque***

The Richardsonian Romanesque style is characterized by asymmetry, wide and round arches that sometimes use massive piers over windows and entrances, corner towers, and masonry walls that were often rough-faced.<sup>88</sup> In southeastern South Dakota, architects and builders frequently used locally-quarried Sioux quartzite for styles like Romanesque. Because it was such an expensive style, Romanesque was primarily used for landmark buildings, mostly commercial or institutional.

In the Northeast, H.H. Richardson developed a characteristic American expression of the Romanesque Revival and used influences from many different European traditions. His Trinity Church in Boston was widely known by architects even before it was finished, and “in 1886 the *American Architect and Building News* polled seventy-five American architects to determine the ten most admired buildings in the United States. Buildings by Richardson filled five of the ten places.”<sup>89</sup> Although he died in 1886, the style was revived through an 1888 monograph on Richardson’s life and became widely popular in the 1890s.<sup>90</sup> Many warehouses built in the late nineteenth century were Romanesque Revival in style and may have been influenced by the famous Marshall-Field wholesale store designed by Richardson in Chicago in 1885-1886. Warehouses tended to use conservative and formal building styles to convey a sense of stability, strength, and reliability to customers. Nationwide, companies often featured their wholesaling buildings in advertising and catalogs. An example of the style in the district is the Granite Block.

### **Maurice A. Hockman – Architect/Engineer**

<sup>87</sup> Poppeliers and Chambers, 122-124.

<sup>88</sup> Rogers and Schwann, 7.

<sup>89</sup> Ann Jensen Adams. “The Birth of a Style: Henry Hobson Richardson and the Competition Drawings for Trinity Church, Boston,” *The Art Bulletin* 62(3) (September 1980), 409.

<sup>90</sup> McAlester, 302.

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Watertown architect Maurice A. Hockman is credited with designing fourteen buildings in the district and is suspected to have been the architect for several more. Of the fourteen Hockman-designed buildings, three have been demolished since the original 1989 National Register nomination. Hockman was very active in Watertown and northeastern South Dakota in the early twentieth century. Hockman designed multiple building types including churches, libraries, hospitals, warehouses, banks, apartment buildings, houses, and mausoleums.

Hockman was born in Frankfort, Indiana, in 1878. He enrolled at Purdue University in 1888-1889 and also worked through the International Correspondence Schools. He moved to Watertown in 1902 and established a solo practice. He later partnered for a time with Fred Schweiger. Hockman was not only an architect, but also served as a bridge engineer for Codington County and as a consulting engineer on plumbing and heating projects. In 1905-07, he served as a military advisor to Governor Samuel H. Elrod and was commissioned a captain in the South Dakota National Guard in 1910. He entered regular Army service in 1917 during World War I serving stateside as a construction quartermaster for hospitals, barracks, and other Army projects.<sup>91</sup> After the war, Hockman remained in the military retiring in 1931. He died in Indiana in 1951.<sup>92</sup>

**Hockman-designed buildings in the district include:**

- #5 Coplan Brothers Billiards
- #16 Whistler Meat Market
- #17 McIntyre Block
- #19 Tarbell Block
- #47 Citizens National Bank
- #56 Balsiger's Bakery
- #72 Goss Opera House Annex
- #80 Smith, Schulner, & Lion Business Block
- #94 Schallers
- #111 Carnegie Free Library
- #113 Watertown Congregational Church

**Conclusion**

The Watertown Commercial Historic District has one of the best collections of styled buildings in a commercial setting in the state. The architectural integrity of the district allows it to convey a turn-of-the-century feel and express the commercial development of Watertown. Many buildings from Watertown's early years are extant and represent the town's business history and development.

<sup>91</sup> South Dakota Architects File, South Dakota State Historic Preservation Office, 2020.

<sup>92</sup> United States Department of the Army. "Official Army Register, Volume 1, 1952." (Washington, DC: Government Printing Office, 1952), 938.

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*Watertown Commercial Historic District National Register Nomination.* NRIS#89000834.

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**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested  
☒ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** various

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## 10. Geographical Data

**Acreage of Property** approx. 30

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

**SEE CONTINUATION SHEET**

**Verbal Boundary Description** (Describe the boundaries of the property.)

See map.

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**Boundary Justification** (Explain why the boundaries were selected.)

The 2020 boundary clarifies some minor inconsistencies in the original 1989 nomination and reduces the boundary where historic properties are no longer extant. The map and Section 7 detail the areas removed.

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**11. Form Prepared By**

name/title: C.B. Nelson, Sofia Mattesini & Barbara Bevy Long (author of original nomination)  
organization: SD SHPO  
street & number: 900 Governors Drive  
city or town: Pierre state: SD zip code: 57501  
e-mail: chrisb.nelson@state.sd.us  
telephone: 605-773-3458  
date: 1 September 2020

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer,

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photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Watertown Commercial Historic District

City or Vicinity: Watertown

County: Codington

State: SD

Photographer: Sofia Mattesini, Heather Mulliner, Anna Haberman

Date Photographed: 15 July 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 115

**(SEE CONTINUATION SHEETS BELOW)**

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours  
Tier 2 – 120 hours  
Tier 3 – 230 hours  
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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District Boundary Points

UTMS ZONE 14

648764.88	649134.87
4973794.33	4973597.46
648738.35	649143.25
4973697.29	4973629.57
648706.93	649018.29
4973702.87	4973663.08
648696.46	649032.25
4973666.57	4973724.52
648729.27	
4973654.71	
648714.61	
4973591.88	
648772.56	
4973574.42	
648729.27	
4973382.44	
648929.63	
4973334.28	
648961.74	
4973460.63	
649090.89	
4973426.43	
649113.93	
4973512.29	
649197.00	
4973491.35	
649209.57	
4973534.63	
649184.44	
4973543.10	
649192.82	
4973582.10	

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0001  
Looking W at 29 N Broadway.

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0002  
Looking W at 27 N Broadway.



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0003  
Looking W at 25 N Broadway.



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0004  
Looking W at 21 N Broadway.

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0005  
Looking W at 19 N Broadway.



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0006  
Looking W at 11 N Broadway. (note: this building does not appear in the photo log map  
as the building was too new to show up in aerial imagery)

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0007  
Looking W at 7 N Broadway (right) and 5 N Broadway (Stucco building at left).

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0008  
Looking W at 1-11 W Kemp, the Mellette Block. (historical address 1-3 N Broadway)



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0009  
Looking SW at 1 S Broadway, the Medical Arts Building.

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0010  
Looking W at 3 S Broadway.

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0011  
Looking W at 5 S Broadway.



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0012  
Looking W at 9 S Broadway (center).

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0013  
Looking W at 11 S Broadway.



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0014  
Looking W at 13 S Broadway.

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0015  
Looking W at 15 S Broadway.



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0016  
Looking W at 17 S Broadway (center).

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0017  
Looking W at 19-21 S Broadway.



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0018  
Looking W at 23 S Broadway.

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0019  
Looking W at 25 S Broadway.



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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0020  
Looking NW at 27 S Broadway.

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SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0021  
Looking N at 27 S Broadway.



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Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0022  
Looking W at 125 S Broadway.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0023  
Looking N at 101 W Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0024  
Looking NE the northeast corner of the intersection of 1<sup>st</sup> St W and Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0025  
Looking NW at 17 W Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0026  
Looking N at 1-11 W Kemp (western addition portion)



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0027  
Looking N at 1-11 W Kemp (Mellette Block original volume on right).



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0028  
Looking NE at 1-3 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0029  
Looking N at 11 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0030  
Looking N at 15 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0031  
Looking N at 23 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0032  
Looking NW at 25 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0033  
Looking N at 101 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0034  
Looking N at 103 -105 E Kemp. (Note this building was covered in EIFS panels in late 2020)

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0035  
Looking N at 109 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0036  
Looking N at Community restrooms (brown, center) on E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0037  
Looking N at 113 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0038  
Looking N at 115 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0039  
Looking N at 117-119 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0040  
Looking N at 127 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0041  
Looking N at 201 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Codington County, South  
Dakota

Name of Property

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0042  
Looking N at 207 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0043  
Looking N at 211-213 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0044  
Looking W at 15 2<sup>nd</sup> St NE.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0046  
THINK THIS IS BEING REMOVED FROM BOUNDARY

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0047  
Looking W at 33 N Maple.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0048  
Looking W at 19-21 N Maple.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0049  
Looking W at 11 N Maple (right, two-story) and 9 N Maple (Center, 1.5-story).

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0050  
Looking W at 5-7 N Maple.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0051  
Looking W at 3 N Maple (center).



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0052  
Looking SW at the SW intersection of E Kemp and Maple.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0053  
Looking W at 5 S Maple.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0054  
Looking W at 7 S Maple.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0055  
Looking W at 9-11 S Maple.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0056  
Looking W at 17 S Maple.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0057  
Looking W at 19 S Maple.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0058  
Looing NW at 27 1<sup>st</sup> Ave SE.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0059  
Looking N at 21 1<sup>st</sup> Ave SE.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0060  
Looking N at 15-17 1<sup>st</sup> Ave SE.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0061  
Looking NW at 20-28 S Broadway.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0062  
Looking SE at 10 N Broadway. Prolly remove

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0063  
Looking NW at 25 W Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0064  
Looking E at 10 1<sup>st</sup> St NW.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0065  
Looking E at 20 1<sup>st</sup> Ave NW (side of building).

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0066  
Looking SE at 20, 18, 14-16, and 10-12 1<sup>st</sup> Ave NW.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0067  
Looking N at 18 1<sup>st</sup> Ave NW (right).

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0068  
Looking S at 10-12 (left) and 14-16 (right) 1<sup>st</sup> Ave NW. (Two buildings share a façade)



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0069  
Looking SE at 29 N Broadway.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0070  
Looking SE at 2 1<sup>st</sup> Ave NE.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0071  
Looking N at 14 1<sup>st</sup> Ave SE.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0119  
Looking E at 22 N Broadway (left) and 20 N Broadway (tiny building at right).

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0072  
Looking E at 28 N Broadway.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0073  
Looking E at 24-26 N Broadway.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0075  
Looking E at 18 N Broadway.

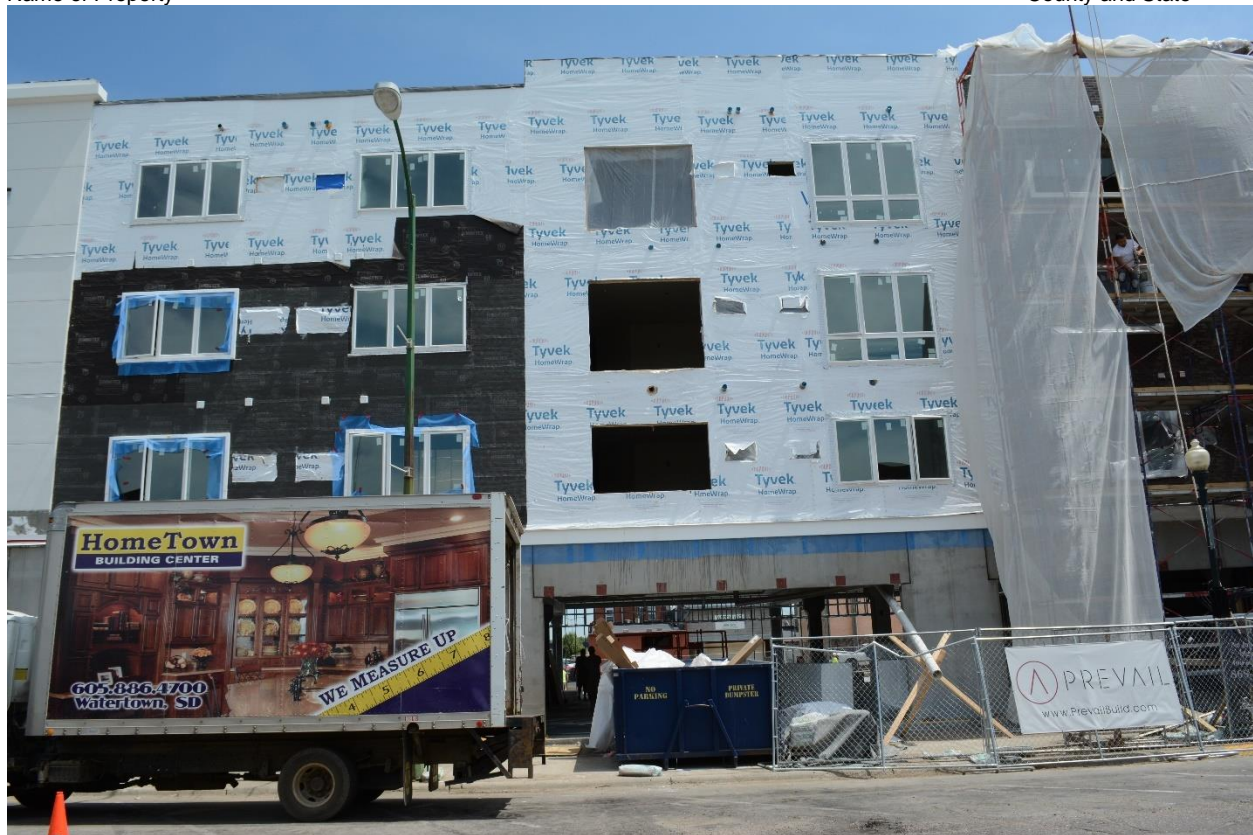


Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0076  
Looking E at 10 N Broadway. (Note this is new construction; its footprint will not match the photo log key because the aerial photography predates it)

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0077  
Looking NE at east side of N Broadway (10 N Broadway in center). (Note this is new construction; its footprint will not match the photo log key because the aerial photography predates it)

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0078  
Looking SE at 2 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0079  
Looking E at 6-8 S Broadway.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Codington County, South  
Dakota  
County and State

Name of Property



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0080  
Looking E at 10 S Broadway.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0081  
Looking E at 12 S Broadway (right).

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0082  
Looking E at 18 S Broadway.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0083  
Looking E at 20-28 S Broadway.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0085  
Looking S at 1<sup>st</sup> St SW.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0086  
Looking S at 18 W Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0087  
Looking S at 16 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0088  
Looking S at 14 W Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0089  
Looking S at 10-12 W Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0090  
Looking S at 1 S Broadway.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0091  
Looking SE at 2 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0092  
Looking S at 10 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0093  
Looking S at 12 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0094  
Looking S at 14 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0095  
Looking S at 16-18 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0096  
Looking S at 22-26 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0097  
Looking SE at 104 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0098  
Looking S at 108 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0099  
Looking S at 110 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0100  
Looking SE at (l to r) 126-128, 122, 114-120 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0101  
Looking S at 202 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0102  
Looking S at 206 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0103  
Looking S at 208 E Kemp.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0104  
Looking S at 214-218 E Kemp.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0105  
Looking NE at NE intersection of E Kemp and 2<sup>nd</sup> St NE.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0106  
Looking E at 14 S Maple (left, one story) and 16 S Maple (right).

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Codington County, South  
Dakota  
County and State

Name of Property



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0107  
Looking W at 20 S Maple.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0108  
Looking NE at 109 1<sup>st</sup> Ave SE.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0109  
Looking N at 109 1<sup>st</sup> Ave SE.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0110  
Looking N at 121 1<sup>st</sup> Ave SE (manse)

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0111  
Looking N at 121 1<sup>st</sup> Ave SE.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0112  
Looking W at 111 2<sup>nd</sup> St SE (center, with addition on left). Part of 109 2<sup>nd</sup> St SE is at far right.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0113  
Looking W at the side of 126-128 E Kemp (the corner building).

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Codington County, South  
Dakota  
County and State

Name of Property



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0114  
Looking at a building addressed as 19 1<sup>st</sup> Ave SE. This is in Midway Alley.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota  
County and State



SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0115  
Looking E at the back of 7 S Maple from Midway Alley.



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

Codington County, South  
Dakota

County and State

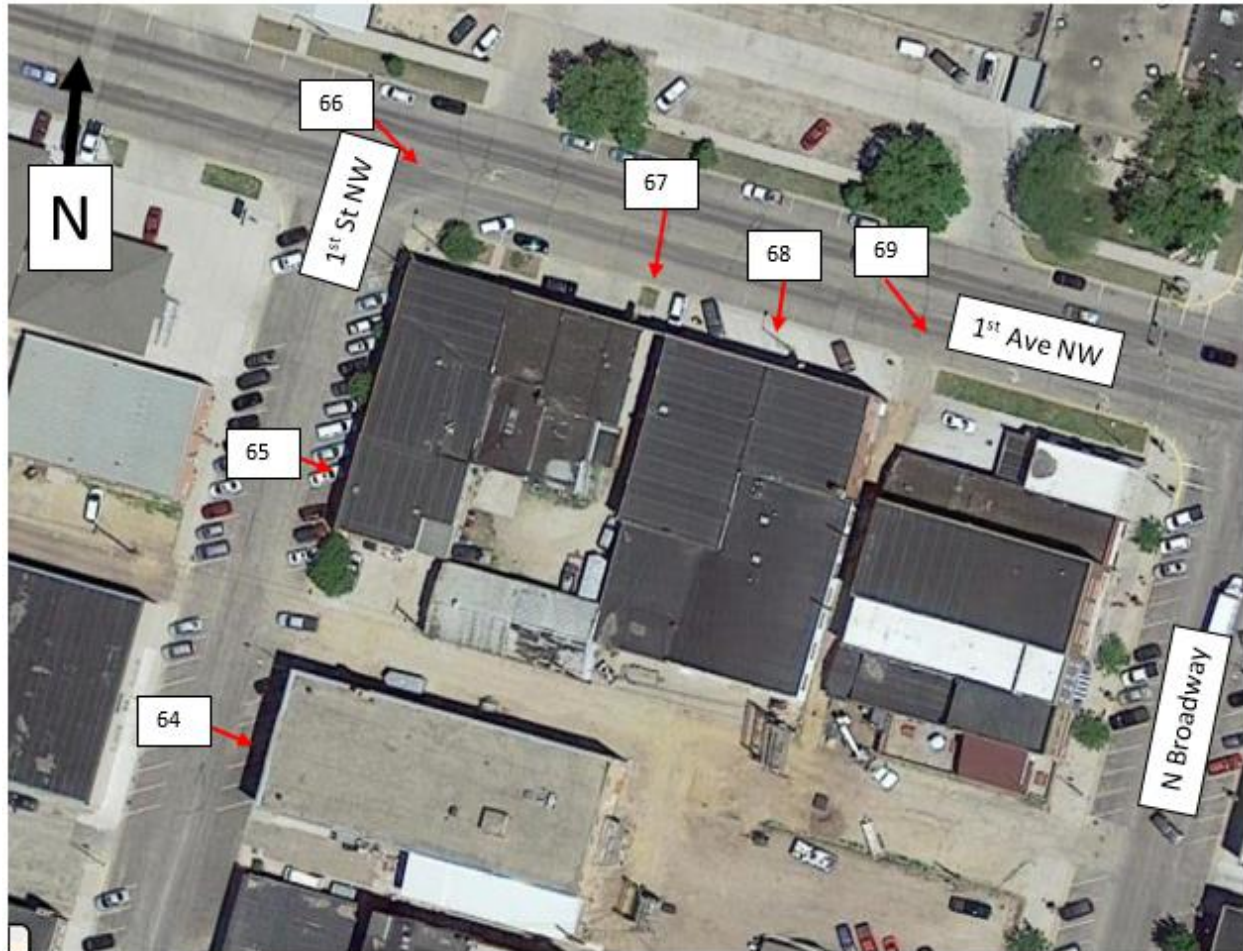


SD\_CodingtonCounty\_WatertownCommercialHistoricDistrictAmendment2020\_0116  
Looking S down Midway Alley.

Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

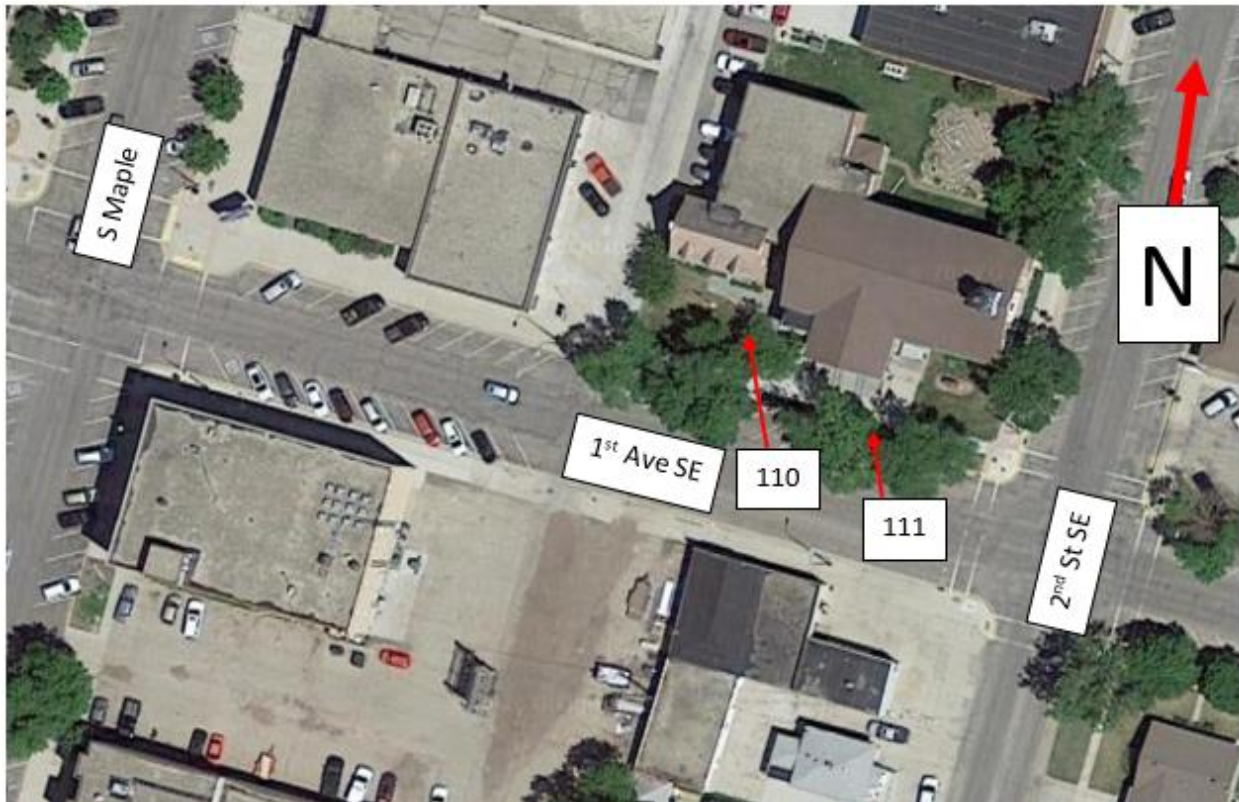
Codington County, South  
Dakota  
County and State

## PHOTO LOGS



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State





Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

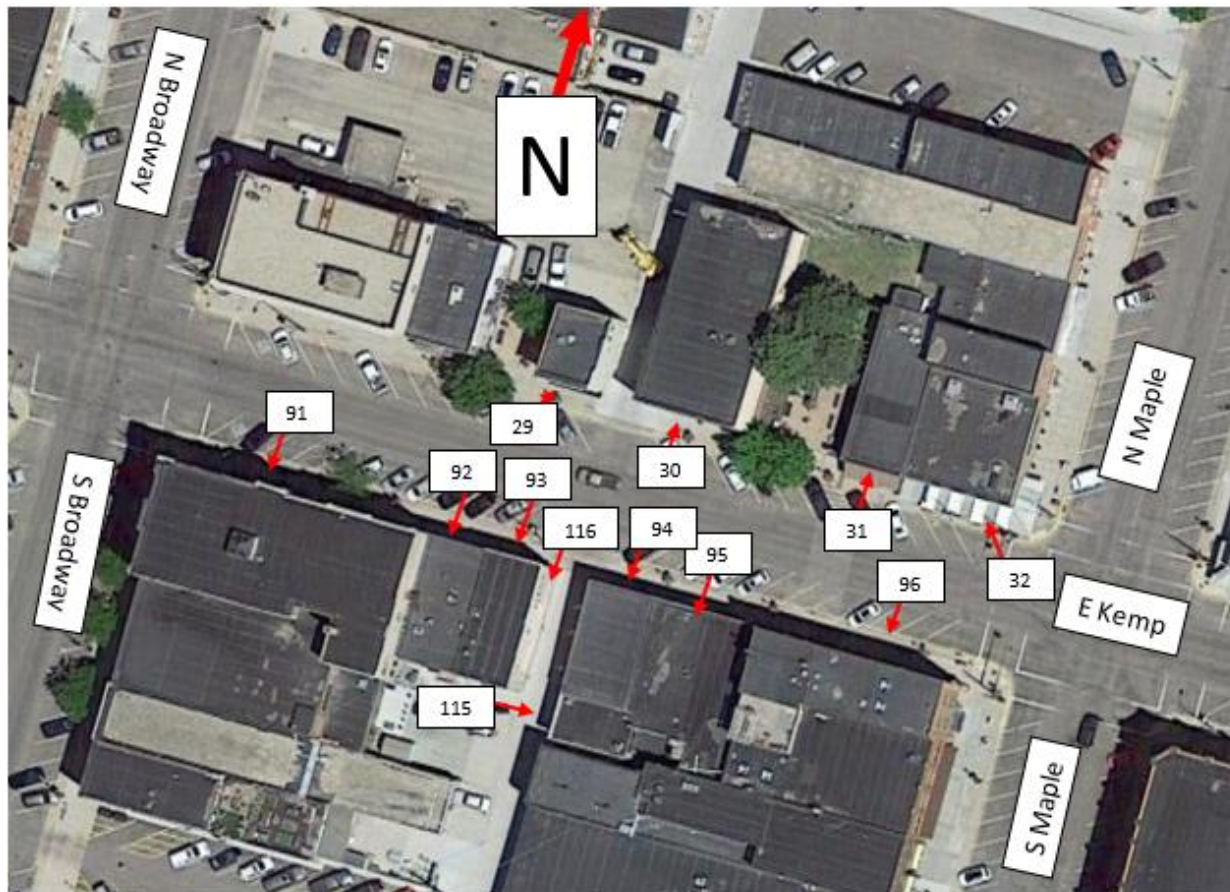
Codington County, South  
Dakota  
County and State





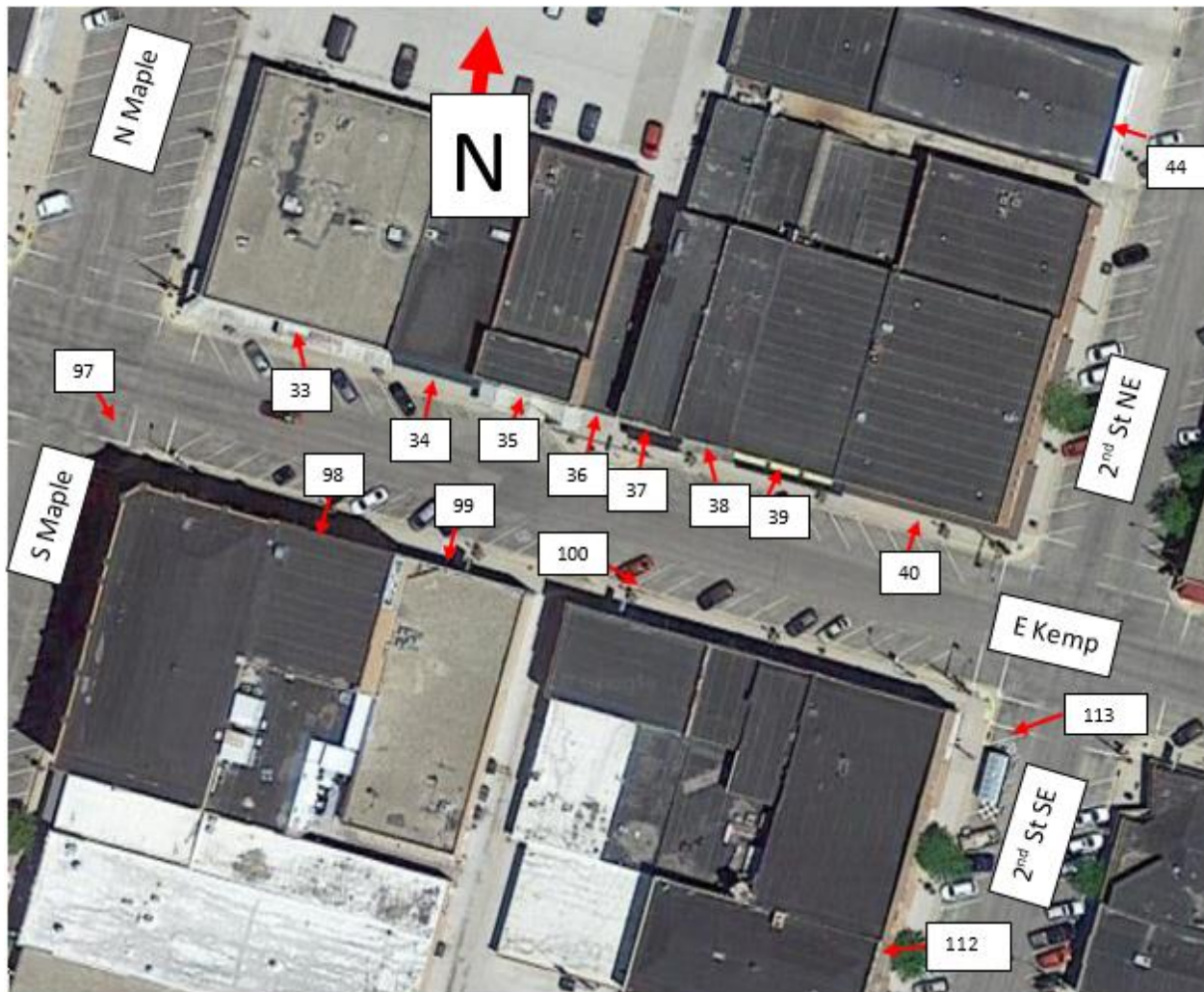
Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

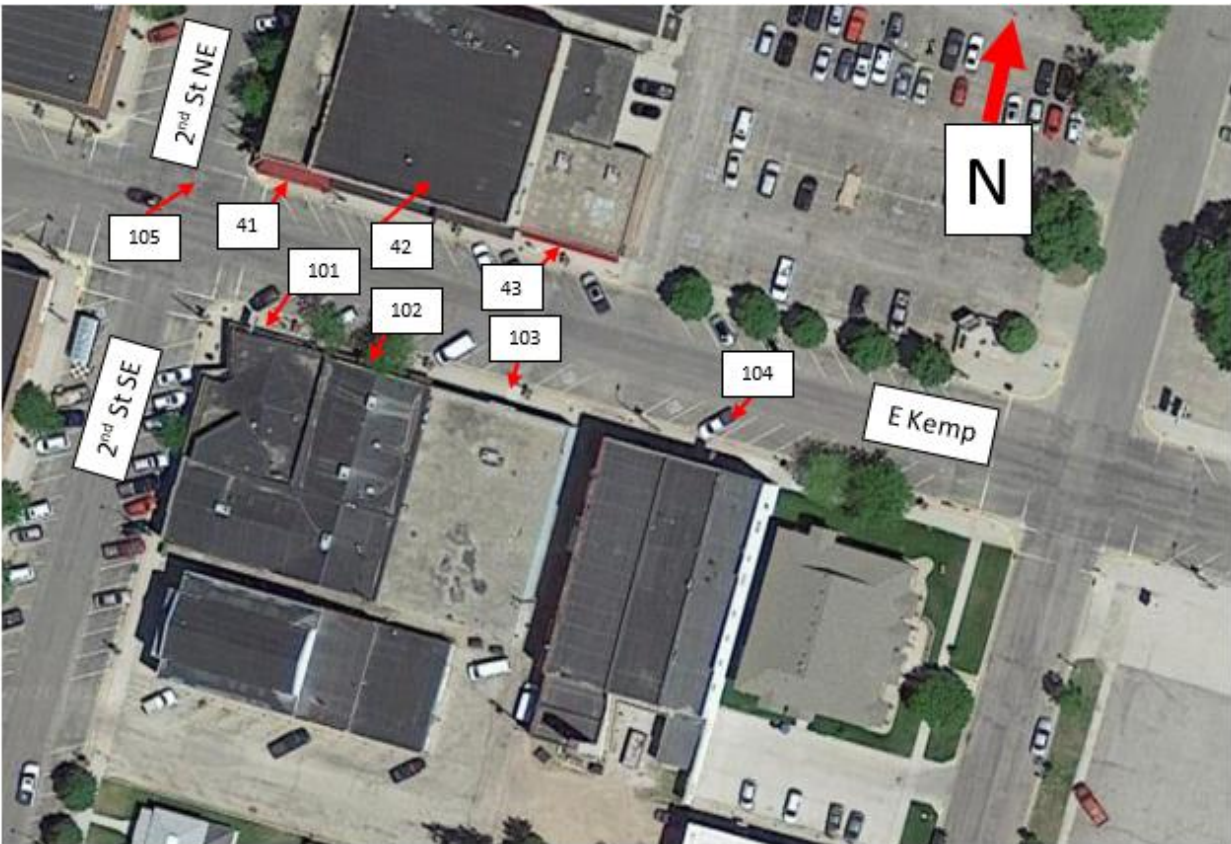
Codington County, South  
Dakota  
County and State





Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State



Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

Codington County, South  
Dakota  
County and State

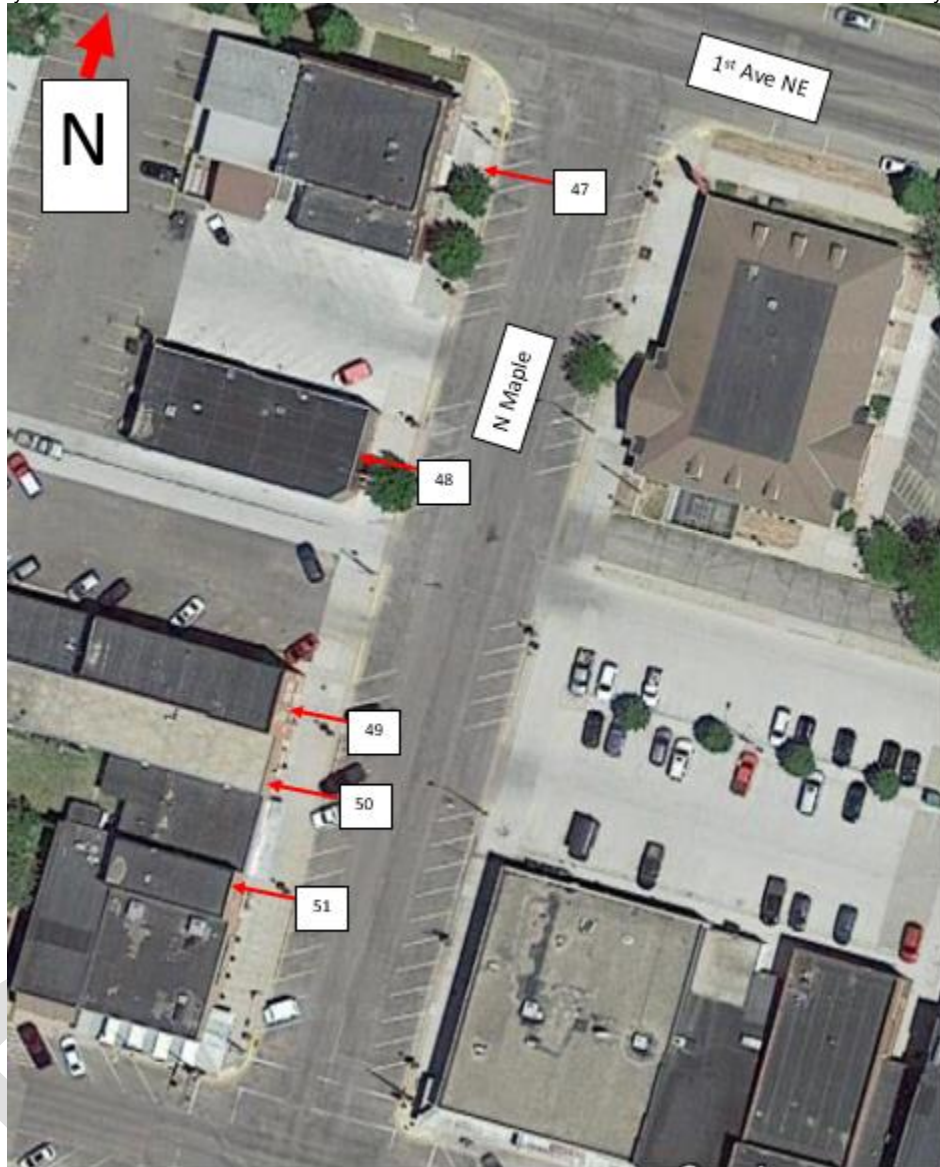




Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)

Name of Property

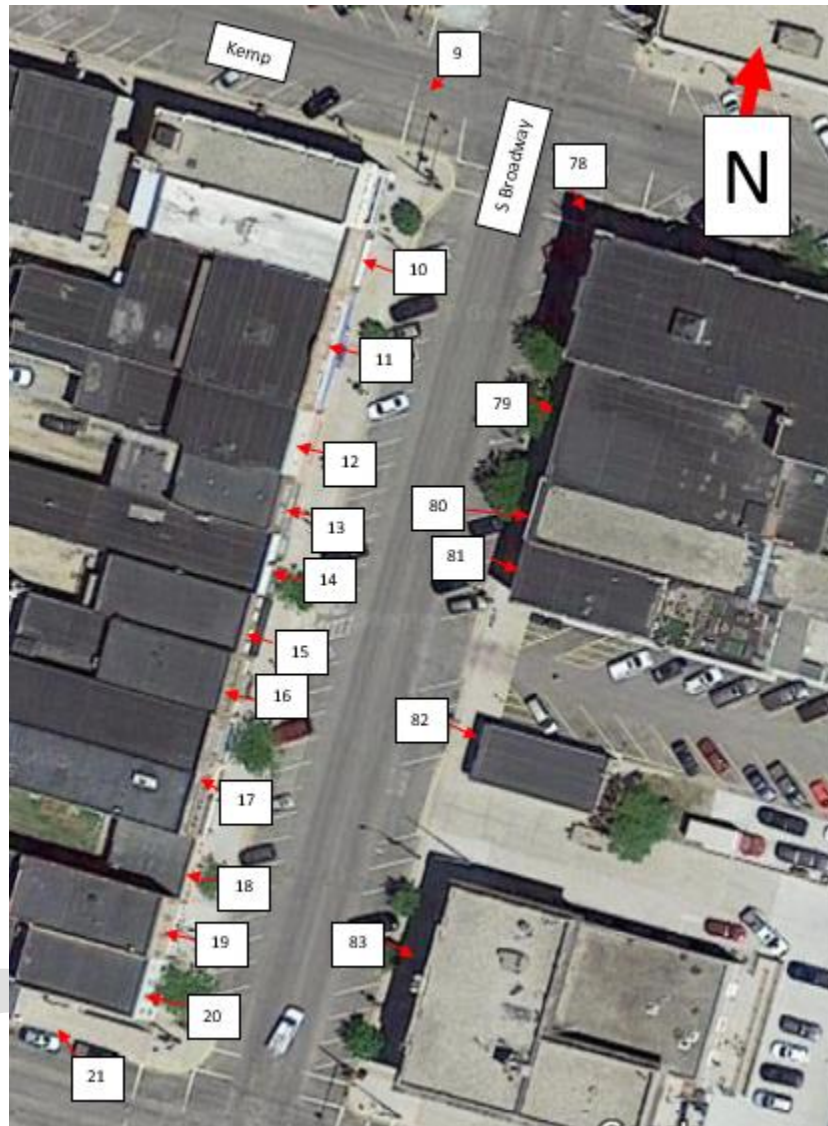
Codington County, South  
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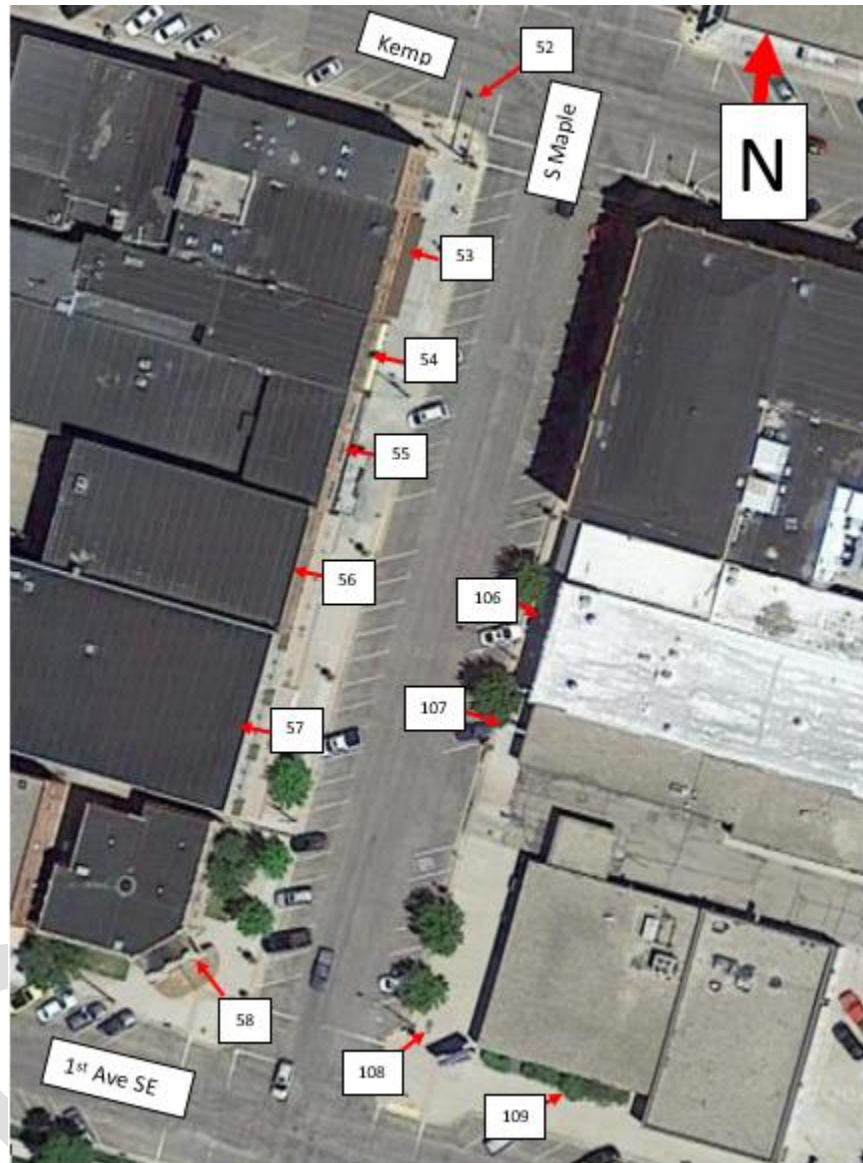
Codington County, South  
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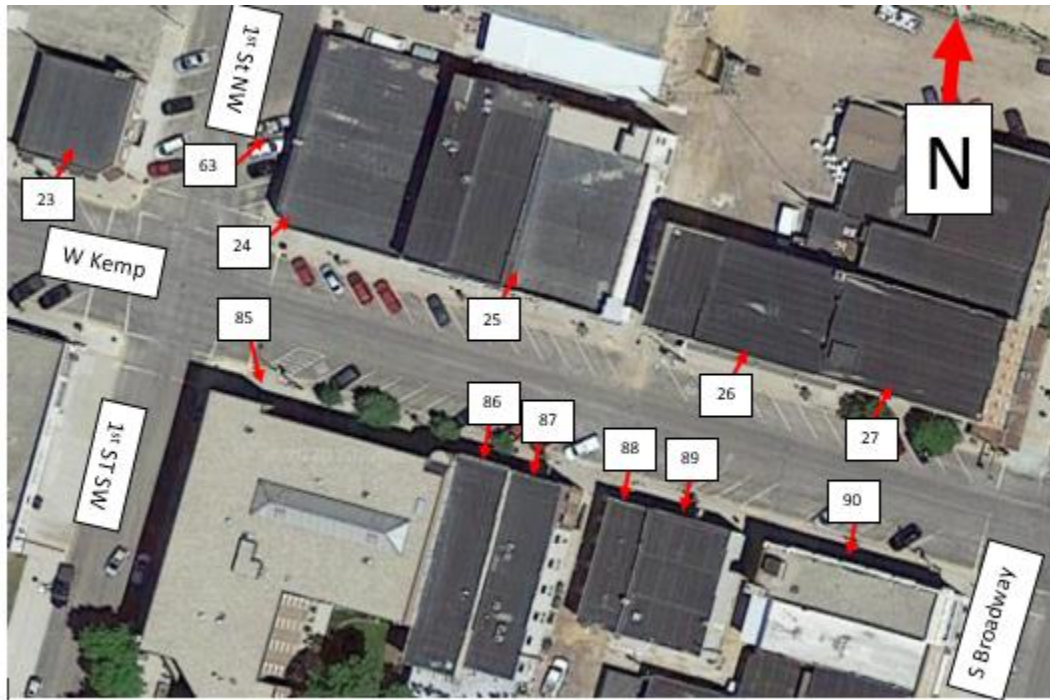
Codington County, South  
Dakota  
County and State





Watertown Commercial Historic District  
Amendment 2020 (Boundary Decrease)  
Name of Property

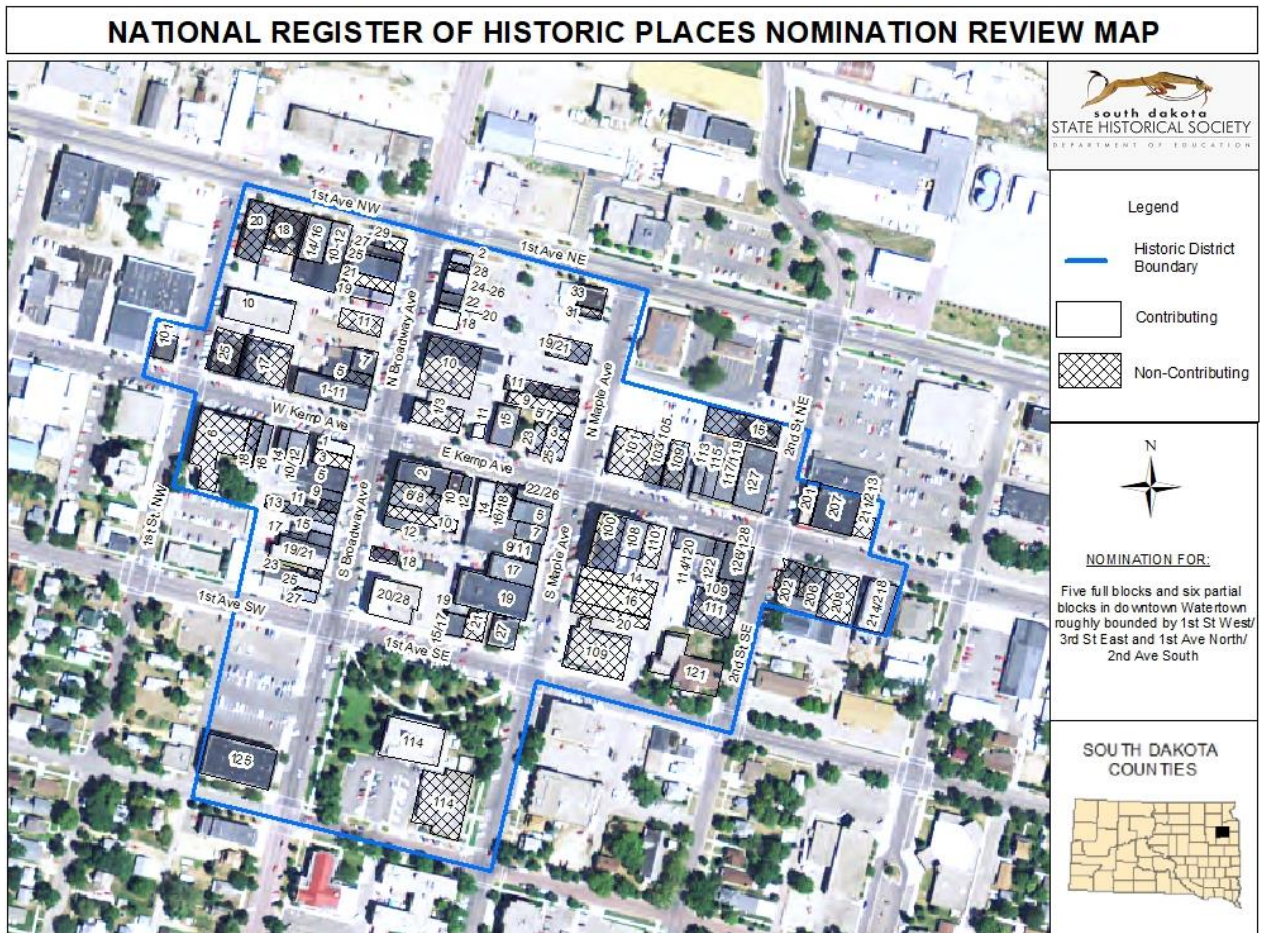
Codington County, South  
Dakota  
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Watertown Commercial Historic District  
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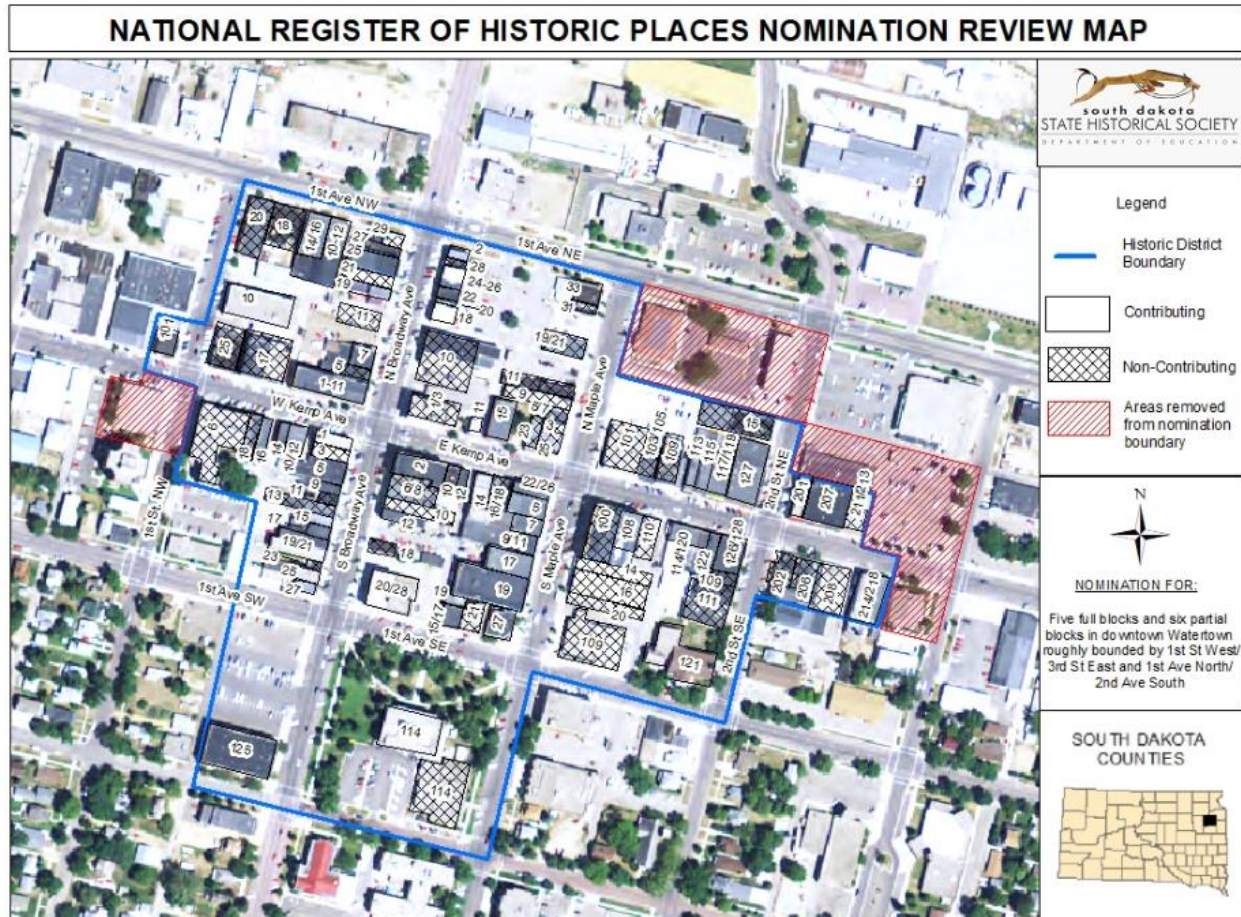




Watertown Commercial Historic District  
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## Removed properties map



Watertown Commercial Historic District  
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### Removed Properties Photos



SW corner of intersection of E Kemp Ave and Third Street SE (apartment building).



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100-106 W Kemp.

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20 N Maple (Wells Fargo Bank).

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23 Second Street NE (old City Hall).



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221 E Kemp (vacant lot, was Church of the Immaculate Conception).